



71 Gambier Parry Gardens

Gloucester, GL2 9RE

£425,000



Murdock & Wasley Estate Agents are thrilled to present this four-bedroom detached family home to the open market. Situated in a highly sought-after location, it offers easy access to top-performing schools, a hospital, and excellent transport links.

This property provides generous living space for the entire family, along with a south-facing garden, garage, and driveway. With its ideal features and prime location, we believe this home is perfect for a family and strongly recommend arranging an early viewing.



Entrance Hall

Accessed via solid wooden door, power point, radiator, coving, stairs to first floor landing, wooden door to storage cupboard. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, radiator, vinyl flooring, side aspect upvc double glazed window.

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for fridge/ freezer, washing machine, dishwasher and breakfast table. Worcester gas fired boiler, laminate flooring, radiator, rear aspect upvc double glazed window and wooden door. Door to:

Dining Room

Power points, radiator, coving, space for dining table, rear aspect upvc double glazed window. Door to:

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with a gas fire, coving, front aspect upvc double glazed bay window.

Landing

Wooden door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wv, pedestal wash hand basin, radiator, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property there is a flat lawn with mature Acer tree. Adjacent to this is a tarmac driveway suitable for the off road parking off one vehicle. This in turn leads to garage which is accessed via a up 'n' over door and is equipped with power and lighting.

A wooden gate provides side access to the rear garden.

At the rear of the property, you'll find a private, south-facing garden that includes a patio, perfect for outdoor dining and entertaining. The garden is also equipped with an outdoor tap and security lighting for added convenience.

Tenure

Freehold

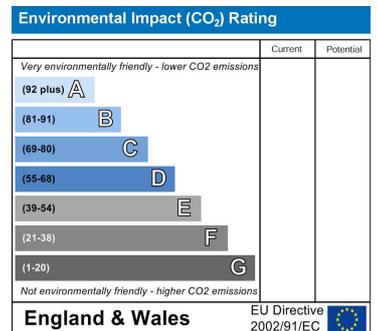
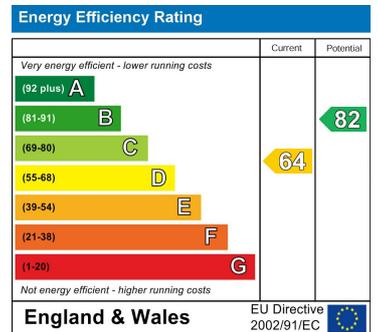
Local Authority

Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval



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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

