



## 23 Parliament Street

Gloucester, GL1 1HY

**Guide price £175,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this two double bedroom terraced property, ideally situated in a central location close to the city centre and a range of local amenities.

Offered to the market with no onward chain, the property requires modernisation throughout but presents an excellent opportunity for buyers to update and personalise to their own taste. Further benefits include a courtyard-style rear garden and the added advantage of a driveway providing off-road parking.



### Entrance Hall

Accessed via composite double glazed door, power point, radiator, stairs to first floor landing. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Space for cooker and appliances, gas fired combination boiler, radiator, rear aspect double glazed window. Door to:

### Utility

Base and drawer mounted units, stainless steel sink unit, radiator, appliance points, space for washing machine and tumbler drier, vinyl flooring, side aspect composite double glazed door to courtyard.

### Lounge

Tv point, telephone point, power points, radiator, two front aspect double glazed windows.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, two front aspect double glazed windows.

### Bedroom Two

Power points, radiator, built in wardrobes, rear aspect double glazed windows.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Radiator, rear aspect upvc double glazed window.

### Outside

To the front of the property is a gravelled driveway.

To the rear of the property is an enclosed private courtyard.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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