Murdock & Wasley
ESTATE AGENTS



33 Edwy Parade

Kingsholm, Gloucester, GL1 2QH

£300,000

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Murdock & Wasley Estate Agents are delighted to offer this charming three-bedroom semi-detached home in the popular area of Kingsholm. Designed to reflect the character and charm of the period properties found along this attractive street, the property is ideally situated within easy walking distance of Gloucester city centre, train station and hospital. It also enjoys views over a private, gated communal garden and tennis court for residents only.

The home offers a lovely blend of traditional character and modern comfort, with high ceilings, traditional-style doors and attractive period-inspired features. The bay-fronted kitchen/breakfast room provides a bright and welcoming space, with ample storage. The separate lounge offers a comfortable living area, with a distinct dining space.

Upstairs are three generous double bedrooms, along with a family bathroom.

Outside, the south-facing rear garden offers a lawn and a decked seating area, ideal for relaxing or entertaining. A lovely home combining traditional character with modern convenience, in a highly sought-after and convenient location.







Kitchen
Range of base, drawer and wall mounted units, composite sink unit with mixer tap over, oak worksurfaces. Appliance points, power points, eye level oven/grill, four ring hob with extractor hood over. Integral dishwasher, space for tall fridge/freezer, and breakfast table. Wall mounted vertical column radiator, inset spotlights, front aspect upvc double glazed sash bay windows. Opening leads off:

Hallway
Power points, low level door to understairs storage, door to pantry, stairs to first floor landing. Opening leads off:

Wash Cloakroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, partly tiled walls, wall mounted radiator, side aspect frosted upvc double glazed window.

Lounge
Television points, data points, power points, wall mounted radiator, laminate flooring rear aspect upvc double glazed window. Opening leads off:

Dining Area
Power points, wall mounted radiator, laminate flooring, rear aspect roof light, rear aspect upvc double glazed french door leading to the garden.

Landing
Power points, space for washing machine and tumble dryer, stair to master bedroom. Doors lead off:

Bedroom One
Power points, wall mounted radiator, rear aspect roof light.

Bedroom Two
Power points, wall mounted radiator, rear aspect

Bedroom Three
Power points, wall mounted radiator, front aspect upvc double glazed sash window.

Bathroom
Suite comprising low level wc, pedestal wash hand basin with taps over, roll claw bath with taps and shower over, partly tiled walls, tiled flooring, wall mounted radiator, front aspect upvc double glazed sash window.

Outside
To the front of the property a courtyard garden is laid to decorative stone with steps leading to the front door.

To the side of the property a path leads to the rear via a wooden gate.

To the rear of the property a patio leads down to a garden laid to grass bordered by raised flower beds and enclosed by wooden fencing.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

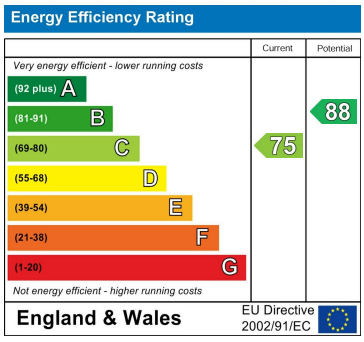
Local Authority
Gloucester City Council
Tax Band: B

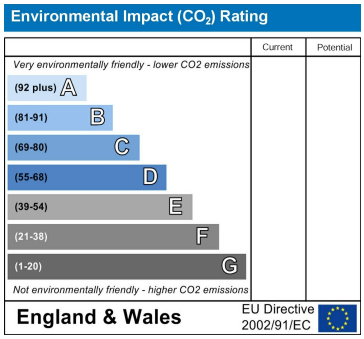
Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note
Residents of Edwy Parade and Kingsholm Square can pay £25 per annum which gives access to the private tennis courts and enables entry to the ballot for Wimbledon Tennis Championships tickets.

Parking
On road parking and residents permits are available for circa £65 per annum for the first car and circa £130 per annum for the second.







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 firms 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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