



31 St. Pauls Road

St Paul's, Gloucester, GL1 5AP

£325,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this versatile and spacious four double bedroom semi detached home, beautifully presented throughout and offering generous and flexible accommodation.

Ideally positioned within walking distance of Gloucester Quays and the city centre, this much loved home features a large kitchen dining area, two bathrooms and a further ensuite, with well proportioned living space arranged over multiple floors. The property offers excellent flexibility, making it an ideal investment opportunity or a fantastic family home.

Situated in a highly convenient location, early viewing is strongly advised to fully appreciate everything this property has to offer.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, traditional tiled flooring, coving, stair to landing, door to under stairs storage. Doors lead off:

Lounge

Television point, data point, power points, gas fireplace with surround, wall mounted radiator, inset ceiling spotlights, front aspect upvc double glazed box bay window.

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, range cooker with a six ring gas hob and extractor hood over. Space for tall fridge, freezer and dining table, wall mounted radiator, tiled flooring, inset ceiling spotlights. Side aspect upvc double glazed windows. Doors leads off:

Utility Room

Range of base and wall mounted units, wooden worksurfaces. Appliance points, power points. Space for washing machine and tumble dryer, tiled flooring. side aspect upvc double glazed windows.

Internal Hall

Wall mounted radiator, tiled flooring, side aspect upvc double glazed window, side aspect upvc double glazed door leading to the garden. Doors lead off:

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights.

Bedroom Four

Power points, wall mounted radiator, rear aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect frosted upvc double glazed window.

Landing

Power points, wall mounted radiator, access to loft via hatch with drop down ladder, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed windows.

Bedroom Two

Power points, wall mounted radiator, traditional ornate fireplace, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Shower Room

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, under floor heating, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect sky light.

Outside

To the front of the property a courtyard garden is enclosed by a low level wall. A wooden gate provides access to the rear garden.

To the rear of the property a flagstone path leads down to a garden laid to artificial grass bordered by raised flower beds with a raised wooden decked area suitable for garden furniture whilst enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

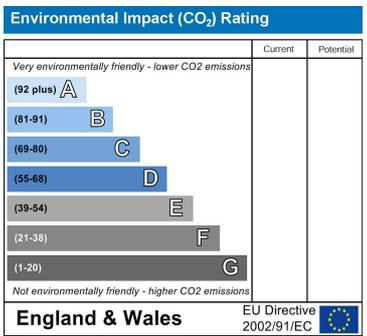
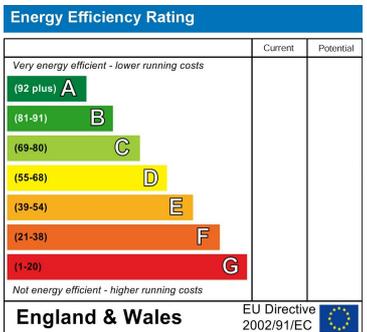
Local Authority

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.



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

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