



56 Hartland Road

Gloucester, GL1 4RT

£205,000



Murdock & Wasley Estate Agents are thrilled to bring to the market this excellent opportunity to purchase a three-bedroom semi-detached house. Situated in a central location on a desirable corner plot, the property is offered with no onward chain. While it does require modernisation throughout, it benefits from an enclosed rear garden and a driveway.



Porch

Accessed via upvc double glazed door, side aspect windows. Door to:

Entrance Hall

Power points, radiator, stairs to first floor landing, under stairs storage cupboard, tiled flooring, side aspect upvc double glazed window. Door to:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, space for cooker, fridge/ freezer, washing machine and dishwasher. Ideal gas fired combination boiler, inset ceiling spotlights, partly tiled walls, laminate flooring, rear aspect upvc double glazed window. Step down to:

Hallway

Storage cupboard, upvc double glazed door to garden. Door to:

Cloakroom

Low level wc, radiator, tiled flooring, side aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, feature fireplace, radiator, laminate flooring, front aspect upvc double glazed window.

Landing

Access to loft space, side aspect window. Doors lead off:

Bedroom One

Power points, radiator, feature fireplace, picture rail, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, feature fireplace, picture rail, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, feature fireplace, picture rail, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, front aspect upvc double glazed window.

Outside

To the front of the property there is a gravelled driveway providing off road parking for two vehicles.

A wooden gate provides side access to the rear garden.

The property features side and rear gardens, currently designed with a gravel area leading to a flat, fully enclosed lawn bordered by wooden panel fencing. Additional highlights include a brick-built storage area and outside tap.

Local Authority

Gloucester City Council

Council Tax Band: A

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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