



## 55A Oakleaze

Gloucester, GL2 0LE

**£235,000**



Murdock and Wasley Estate Agents are delighted to introduce this three bedroom end-of-terrace home to the market, ideally situated close to highly regarded schools and excellent transport links.

Perfect for first-time buyers or those looking to downsize, the property offers a lounge/diner, a kitchen and a convenient downstairs cloakroom. Upstairs, you'll find three bedrooms and a family bathroom.

Externally, the home benefits from a generously sized, enclosed rear garden and a driveway providing off-road parking.



### Entrance Hall

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

### Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge/freezer, dishwasher and washing machine. Partly tiled walls, boiler, front aspect upvc double glazed window.

### Lounge/Diner

Power points, radiator, door to storage cupboard, rear aspect upvc double glazed window and door leading to the garden.

### WC

Low level wc, radiator, wall mounted wash hand basin with separate taps over, tiled splash back, front aspect upvc frosted double glazed window.

### Landing

Power point, side aspect upvc frosted double glazed window.

### Bedroom One

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

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, shaver point, mirrored vanity cupboard, radiator, storage cupboard, front aspect upvc double glazed window.

### Outside

At the front of the property, a gravel driveway provides off-road parking, while a paved pathway to the side leads to the front door, sheltered by a canopy porch.

At the rear of the property lies an enclosed garden with a patio area perfect for outdoor dining and entertaining. It also includes a generous, flat lawn. paved pathway and graveled section.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

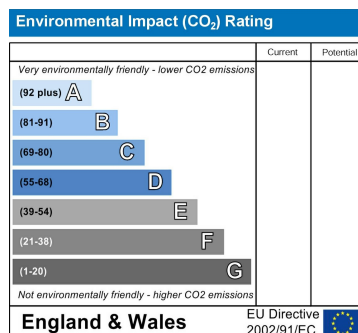
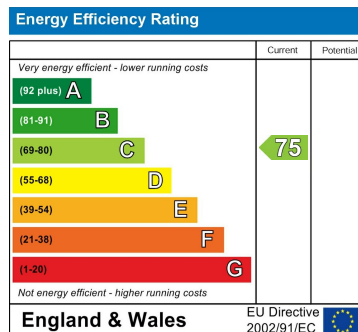
### Local Authority

Gloucester City Council.

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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