



80 Estcourt Road

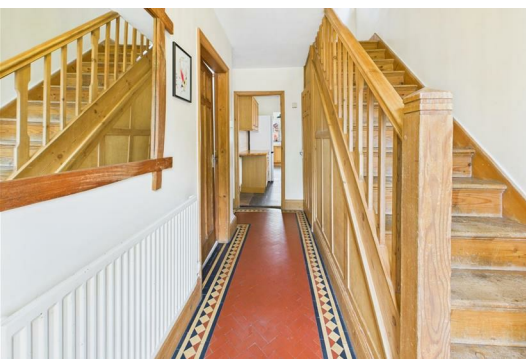
Gloucester, GL1 3LQ

£400,000



Murdock & Wasley Estate Agents are delighted to present this extended three bedroom semi-detached house, situated on a highly sought-after, tree-lined road. Set in a desirable location close to local amenities, top-performing schools, and the city centre, this property is perfectly suited to growing families.

Originally built in the 1930s, the property retains character features and offers spacious, versatile living throughout. It features two generous reception rooms and three well-proportioned bedrooms, and also enjoys a beautiful south-westerly facing garden, a detached garage, and a driveway providing convenient off-road parking.



Entrance Hall

Accessed via front door, power points, radiator, stairs to first floor landing, understairs storage cupboard to boiler, original tiled flooring. Doors lead off:

Lounge

Power points, radiator, alcove storage, picture rail, front aspect upvc double glazed bay window.

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for range cooker with extractor hood over, fridge/freezer and washing machine. Partly tiled walls, tiled flooring, rear and side aspect upvc double window and side aspect upvc double glazed door.

Dining Room

Tv point, power points, radiator, feature fireplace, alcove storage, picture rail, inset ceiling spotlights, velux rooflight, rear aspect upvc double glazed door leading to the garden.

Landing

Access to loft space, wooden flooring, side aspect upvc double glazed window. Doors lead off:

Bedroom One

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

Bedroom Two

Power points, radiator, feature fireplace, fitted wardrobe, picture rail, wooden flooring, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, fitted wardrobes, inset ceiling spotlights, skylight, rear aspect upvc double glazed window.

Bathroom

Suite comprising, panelled bath with shower and separate taps over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, storage cupboards, laminate flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Outside

To the front, there is a driveway providing off-road parking for two vehicles, alongside a flat lawn bordered by mature shrubs and hedges. A wooden gate offers convenient access to the rear garden.

At the rear, there is an enclosed south-west-facing garden featuring a flat lawn and a detached outbuilding. The garage is accessible via an up-and-over door and a wooden side door, and benefits from power, lighting, and windows to the rear and side aspects.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: C

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	62	68
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 firm's 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

