



## 13 Dainty Street , Gloucester, GL1 4UY

**£175,000**



We are delighted to welcome to the open market this attractively priced three/four bedroom terraced home, offered with no onward chain.

Tucked away at the end of a quiet no-through road in the heart of Gloucester, this property presents a fantastic opportunity for first-time buyers or investors alike.

With flexible living accommodation, the layout can easily adapt to suit a variety of needs, whether that be an additional bedroom, home office, or extra reception space.

Ideally located within easy reach of Gloucester City Centre and Gloucester Quays, the property benefits from excellent local amenities and transport links.



### Entrance Hallway

Approached via Upvc double glazed front door, stairs to first floor, doors to living room ( currently bedroom 4) & kitchen/diner.

### Lounge ( Currently A Bedroom)

Upvc double glazed windows to front, radiator, power points.

### Open Plan Kitchen/Diner

Double glazed windows to rear x 2, eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, space for appliances, laminate flooring, television point, under stairs storage, radiator.

### Utility

Double glazed door to rear, base level units with roll edge work tops, space for appliances.

### First Floor Landing

Stairs leading to attic room, doors to bedrooms 1,2 & shower room.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Shower Room

Upvc double glazed frosted window to rear, shower cubicle, low level wc & pedestal wash hand basin, radiator.

### Attic Room ( Bedroom 4)

Velux window to rear, radiator, power points, eaves storage.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

### Tenure

Freehold.

### Services

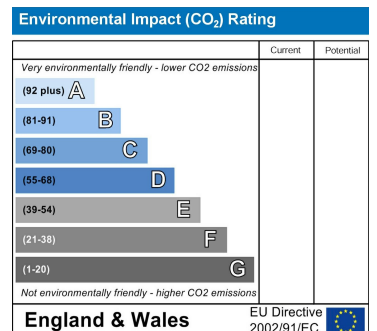
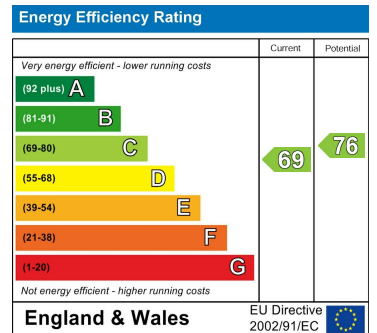
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### 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.



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.

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

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

