



12 Buscombe Gardens

Gloucester, GL3 3QG

£235,000



Murdock & Wasley Estate Agents are pleased to introduce this two bedroom mid-terrace house to the market. Situated in a popular and convenient location, the property enjoys close proximity to a range of local amenities, highly regarded schools and excellent transport links.

Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Well presented throughout, the accommodation boasts a newly fitted kitchen and bathroom, a spacious lounge/diner and two well-proportioned bedrooms, making it an ideal home ready to move into.

Externally, the property benefits from a low-maintenance enclosed rear garden, off-road parking and a garage.



Entrance Hall

Accessed via upvc double glazed door, power point, radiator, dado rail, laminate flooring. Opening to:

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, integral cooker, four ring electric hob with extractor hood over, space for fridge/freezer and dishwasher. Ideal combi boiler, laminate flooring, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, radiator, decorative wall panelling, stairs to first floor landing, rear aspect upvc double glazed French doors leading to the garden.

Landing

Power point, access to loft space, door to airing cupboard. Doors lead off:

Bedroom One

Power points, radiator, overstairs storage cupboard, rear aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with shower off the

mains over, low level wc, pedestal wash hand basin with mixer tap over. Radiator, laminate flooring, front aspect upvc frosted double glazed window.

Outside

To the front of the property, a paved pathway leads to the front door, sheltered by a canopy porch. The property also enjoys a pleasant open outlook across a neighbouring green space.

To the side, there is an off-road parking space and garage.

To the rear lies an enclosed garden, mainly laid to lawn with a patio area suitable for outdoor furniture.

Tenure

Freehold.

Services

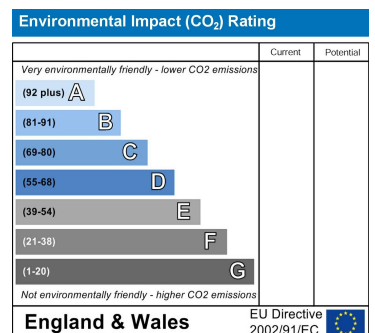
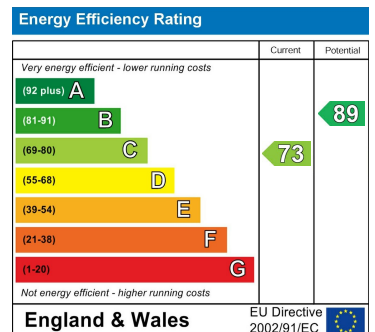
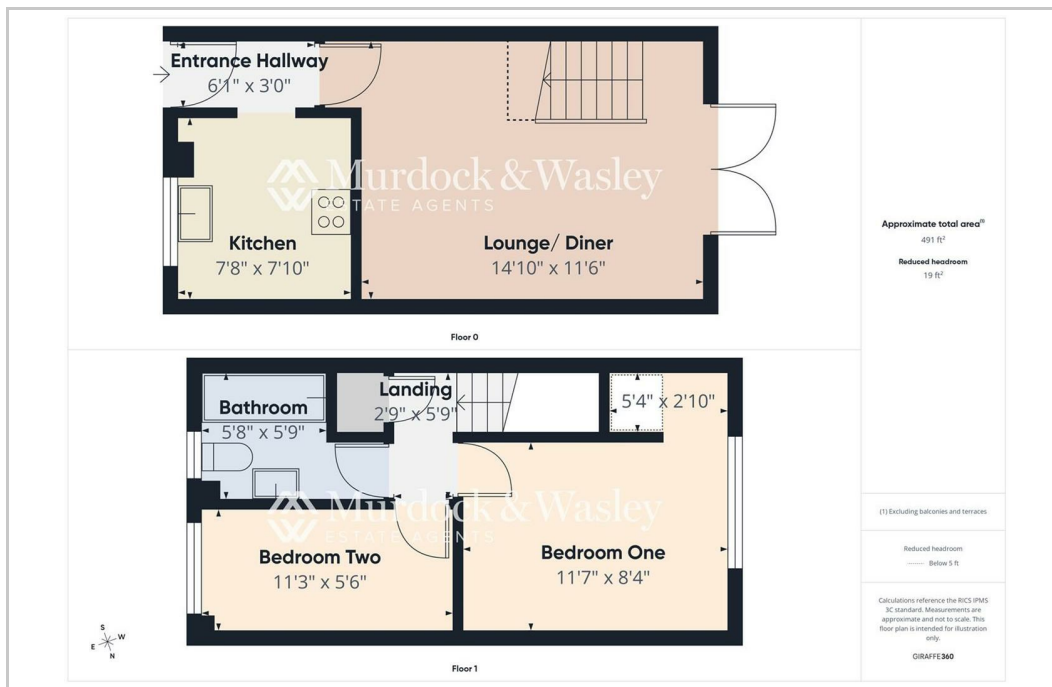
Mains water, drainage, gas and electricity.

Local Authority

Gloucester City Council.
Council Tax Band: B

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.



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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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