Murdock & Wasley
ESTATE AGENTS



28 Derby Road

Gloucester, GL1 4AE

£325,000

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Murdock & Wasley Estate Agents are pleased to present this recently refurbished four bedroom mid-terrace house to the market. Ideally situated in a convenient location, the property benefits from close proximity to a range of local amenities, Gloucester City Centre, the historic Gloucester Docks and Gloucestershire Royal Hospital.

Offered to the market with no onward chain, the property boasts spacious and versatile accommodation arranged across three floors, comprising two reception rooms, a well-equipped kitchen, downstairs shower room, four generously sized double bedrooms and a family bathroom. The flexible layout, generous room proportions and convenient location make this an attractive opportunity for investors.







Entrance Hall
Accessed via solid wooden door, power points, radiator, stairs to first floor landing. Doors lead off:

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

Shower Room
Suite comprising double step in shower cubicle with electric shower over, low level wc, wall mounted wash hand basin with mixer tap over, radiator, vinyl flooring.

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

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for appliance. Partly tiled walls, radiator, laminate flooring, side aspect upvc double glazed window and door leading to the garden.

Landing
Power points, radiator, stairs to second floor landing. Doors lead off:

Bedroom One
Power points, radiator, front aspect upvc double glazed bay window.

Bedroom Two
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 mixer tap over. Laminate worktop with space for appliances, radiator, vinyl flooring, rear aspect upvc frosted double glazed window.

Second Floor Landing
Doors lead off:

Bedroom Three
Power points, radiator, roof light.

Bedroom Four
Power points, radiator, fitted wardrobes, roof light.

Outside
To the front of the property there is a low brick wall with a wooden gate leading to the front door.

To the rear of the property is an enclosed garden, predominantly laid to concrete and bordered by a combination of wooden fencing and brick walls.

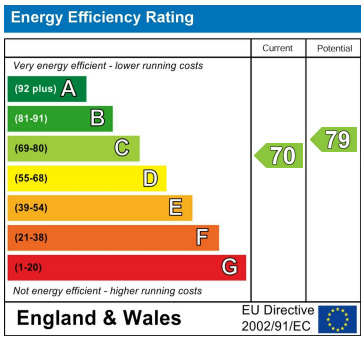
Tenure
Freehold.

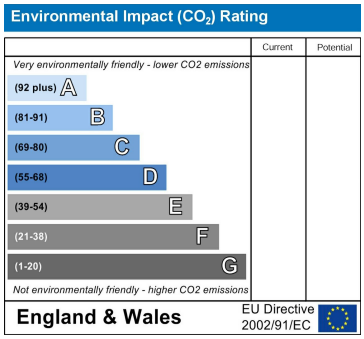
Services
Mains water, drainage, gas and electricity.

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.







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.

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

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