



17 St. Pauls Road

Gloucester, GL1 5AP

£259,950



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed two double-bedroom period home, located in the highly sought-after St. Pauls area of Gloucester. Finished to an exceptional standard throughout, the property perfectly combines period charm with modern living, making it an ideal choice for first-time buyers or those seeking a home ready to move straight into.

The accommodation offers well-proportioned living space, two generous double bedrooms, and a stylish finish throughout, with character features thoughtfully complemented by contemporary upgrades.

Conveniently positioned close to local amenities, schools, parks, and excellent transport links to Gloucester city centre, this attractive home presents a fantastic opportunity to acquire a character property in one of the city's most popular locations.



Entrance Hall

Access via upvc double glazed door, wall mounted radiator, coving, traditional tiled flooring, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, wall mounted radiator, feature fireplace with surround, coving, wooden flooring, front aspect upvc double glazed bay window.

Dining Room

Power points, wall mounted radiator, feature fireplace with log burner, coving, wooden flooring, rear aspect upvc double glazed window.

Kitchen / Utility

Range of base, wall and drawer mounted units, laminate worktops, composite sink with mixer tap over, appliance points, power points. Integrated oven with four ring gas hob and extractor hood over, space for washing machine, tumble drier and dishwasher, space for tall fridge/ freezer. Partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed windows and rear aspect upvc double glazed door leading too garden.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, tiled flooring, rear aspect upvc double glazed window.

Landing

Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, ornate fireplace, coving, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising low level wc, panelled bath with taps over, double step in cubicle with shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring rear aspect upvc double glazed window.

Outside

To the front of the property a courtyard garden is enclosed by a low level brick wall.

To the rear of the property a patio leads down to garden mainly laid to lawn whilst bordered by mature shrubs and trees and enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, gas, electricity and 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.



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		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	

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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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