



2 Saddlers Road

Quedgeley, Gloucester, GL2 4SY

Offers in excess of £285,000



Murdock & Wasley Estate Agents are pleased to present this three bedroom link-detached house, ideally located in a popular and convenient location. Positioned within easy reach of local amenities, fantastic schools, and superb transport links, this property offers fantastic potential for buyers looking to put their own stamp on a home.

The property provides generous accommodation throughout, featuring two reception rooms, a conservatory, and three well-proportioned bedrooms. Outside, there is an enclosed rear garden, along with a garage and driveway offering off-road parking.



Entrance Hall

Accessed via upvc double glazed door, radiator, laminate flooring, side aspect upvc frosted double glazed window. Door to:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, mirrored vanity cupboard, towel rail, front aspect upvc frosted double glazed window.

Lounge

Power points, radiator, laminate flooring, coving, front aspect upvc double glazed window. Opening to:

Dining Area

Power points, radiator, laminate flooring, coving, rear aspect upvc double glazed sliding door leading to the garden.

Conservatory

Of brick base and upvc construction, power points, laminate flooring.

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for washing machine, fridge/freezer. Partly tiled walls. radiator, Worcester Boiler, door to pantry, tiled flooring, two velux rooflights, rear aspect upvc double glazed window and French doors leading to the garden.

Landing

Power point, laminate flooring, coving, side aspect upvc double glazed window.

Bedroom One

Power points, radiator, corner step in shower cubicle with electric shower over, coving, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, door to storage cupboard, vinyl flooring, coving, front aspect upvc frosted double glazed window.

Outside

To the front of the property a block paved driveway providing off road parking which leads to the garage which is accessed via an up and over door. There is also a gravelled area with mature trees and hedges for added privacy.

To the rear, the garden offers a blend of patio and gravel areas leading onto a neat, level lawn, complete with a wooden shed/summer house and outdoor tap, all enclosed by wooden panel fencing.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

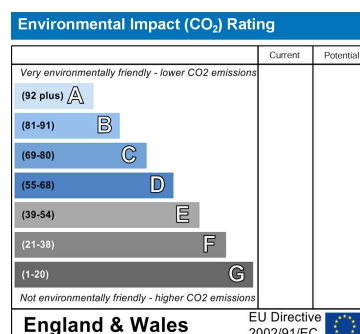
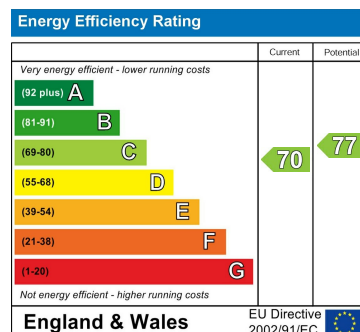
Local Authority

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.



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

