



## 18 High Street

Barton, Gloucester, GL1 4SW

**Offers in excess of £135,000**



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, offering generous accommodation and excellent potential for buyers seeking a property to modernise and make their own.

The accommodation briefly comprises an entrance hallway, dining room, cosy sitting room, kitchen, and family bathroom. To the first floor are two spacious double bedrooms, complemented by a useful attic room and a basement, providing additional flexibility for storage, hobbies, or home working.

Externally, the property benefits from a spacious rear garden, offering a fantastic outdoor space with plenty of potential.

An ideal opportunity for first-time buyers or investors alike, this charming home combines space, character, and scope for improvement.



**Entrance Hall**

Accessed via upvc double glazed door, wall mounted radiator, stairs to landing. Doors lead off:

**Lounge**

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

**Dining Room**

Power points, wall mounted radiator, coving, tiled flooring, door to basement, rear aspect upvc double glazed french door leading to utility. Door leads off:

**Kitchen**

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge freezer and washing machine, side aspect upvc double glazed window. Door leads off:

**Utility Room**

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Power points. Space for washing machine and tumble dryer, rear aspect upvc double glazed french door leading to garden.

**Bathroom**

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

**Landing**

Door leads to stairs to attic room, doors lead off:

**Bedroom One**

Power points, wall mounted radiators, front aspect upvc double glazed window.

**Bedroom Two**

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

**Attic Room**

Wall mounted radiator, eave storage, rear aspect upvc double glazed window.

**Basement**

Stairs lead down, overhead lighting.

**Outside**

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

To the rear of the property a patio leads down to a mature garden mainly laid to grass whilst enclosed by wooden fencing.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council  
Tax Band: A

**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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