



3 Meredith Cottages Painswick Road

, Gloucester, GL4 6PS

Offers in excess of £160,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this charming and well-maintained two-bedroom cottage, peacefully tucked away along a quiet walkway within a row of just four homes. Offered with no onward chain, this property presents an excellent opportunity for both first-time buyers and buy-to-let investors alike.

The accommodation is presented to a good standard throughout and comprises: entrance, lounge/diner, galley-style kitchen, two double bedrooms and a bathroom.



Entrance

Approached via Upvc double glazed front door into:

Open Plan Lounge/Diner

Upvc double glazed windows to both front and rear, TV point, two radiators, multiple power points, central heating thermostat and laminate wood flooring. Door leading to:

Kitchen

Upvc double glazed window and door to side elevation. The kitchen is fitted with a range of eye and base level units with roll-edge work surfaces, inset sink/drain, electric oven with electric hob and extractor hood, space for fridge/freezer and plumbing for washing machine. Wall-mounted "Potterton" boiler, tiled flooring and recessed downlights. Door leading to:

Bathroom

Upvc frosted double glazed window to rear. The bathroom comprises a panelled bath with shower over, low level WC and pedestal wash hand basin. Radiator and extractor fan.

First Floor Landing

Doors to both bedrooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Rear Garden

Enclosed area which is paved.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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

