



37 Swan Road

Gloucester, GL1 3BJ

Offers in excess of £210,000



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, ideally situated within walking distance of the city centre and the vibrant Docklands.

Offered to the market with no onward chain, the property has a proven rental history and would also make an excellent purchase for first-time buyers. Representing a fantastic opportunity, we strongly recommend an early viewing to fully appreciate what is on offer and to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, radiator, laminate flooring, stairs to first floor landing. Door to:

Lounge/ Diner

Tv point, power points, two radiators, space for dining table, under stairs storage cupboard, front and rear aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, Quartz and laminate worksurfaces, circular sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring induction hob with extractor hood over. Space for fridge/ freezer, washing machine and dishwasher, inset ceiling spotlights, side aspect upvc double glazed window and door to garden.

Landing

Power points, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising corner bath, step in shower cubicle with shower off the mains, low level wc and a vanity wash hand basin with mixer tap over. Ideal gas fired combination boiler, heated towel rail, partly tiled walls, tiled flooring, two side aspect upvc double glazed windows.

Outside

To the rear, the property boasts an enclosed westerly-facing garden, featuring a patio perfect for a table and chairs, and an artificial lawn ideal for year-round use. Additional benefits include an outside tap, external power points, and a security light, combining practicality with low-maintenance outdoor living.

Tenure

Freehold

Services

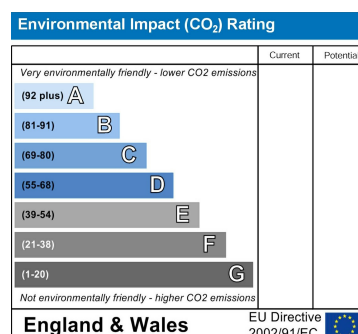
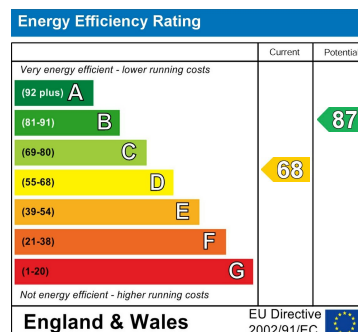
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax 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.



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.

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