



29 Caledonian Road

Matson, Gloucester, GL4 6HX

£260,000

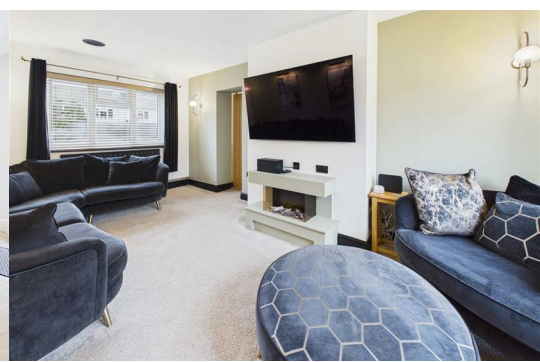


Murdock and Wasley are proud to present, this recently refurbished three bedroom beautiful home, offering stylish and modern living throughout. The property has been thoughtfully modernised to offer a stylish, turn key living ideal for families, first time buyers, or those seeking a property to move straight into.

The property has been upgraded throughout and now presents a fresh, contemporary interior with a light and welcoming feel. Combining modern finishes with practical features.

Set within a well connected area of Gloucester, close to local amenities, schools and transport links, this superb home represents a fantastic opportunity for buyers seeking both comfort and convenience.

Early viewing is highly recommended.



Porch

Accessed via a double glazed composite door, power points, electric storage heater, door leading to:

Kitchen Diner

Range of base, wall and drawer mounted units, Island with further storage units and quartz worktop, one and a half bowl sink unit with mixer tap over. Appliance points, power points, dual ovens with cooling tray below, integral microwave, induction hob, wall mounted radiator, inset ceiling spotlights, inset ceiling speaker system, space for dining table, rear aspect upvc doors leading to garden, further doors leading to:

Lounge

Power points, TV point, radiators, inset ceiling speaker system, electric fireplace, double aspect to front and rear upvc double glazed windows.

Utility

Power points, radiator, inset ceiling spotlights, radiator, space for washing machine and tumble drier.

WC

Low level wc, hand wash basin with mixer tap above and storage below.

Bedroom One

Power points, radiator, wall lights, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in Wardrobes, inset ceiling spotlights, front aspect upvc double glazed window

Bedroom Three

Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal hand wash basin. heated towel rail, vinyl flooring, rear aspect upvc frosted window.

Garage

Accessed via up and over door, power points, gas fired combination boiler, door leading to kitchen diner.

Outside

The front of the property offers a block paved driveway with a decorative stone boarder, providing off road parking for multiple vehicles, complete with EV charging point.

At the rear, the enclosed garden features a large and spacious patio area, ideal for outdoor dining and entertaining. This leads seamlessly onto a level lawned area which is complimented by raised flower beds and a further area laid with decorative bark. The garden is complimented by a shed, providing additional storage.

Tenure

Freehold

Services

Mains gas, water, electricity and drainage

Local Authority

Gloucester City Council:

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	61	72
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

