



## 386E Bristol Road

Quedgeley, Gloucester, GL2 4QX

**Offers in excess of £240,000**



We are delighted to welcome to the open market this exceptionally presented and cleverly reconfigured semi-detached home, offering a fantastic opportunity for first-time buyers.

The property has undergone a full transformation, boasting a newly fitted kitchen, modern bathroom, new flooring and carpets throughout, creating a true move-in ready home.

Externally, the property continues to impress with a generous rear garden and the added benefit of tandem parking to the rear, providing both practicality and outdoor space.



## Entrance

Approached via Upvc double front door directly to:

## Utility/Laundry Room

Base level units with roll edge work tops, plumbing & space for washing machine, laminate flooring, radiator. Opening too:

## Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & Hood, space for further appliances, cupboard housing combination boiler, recessed down lights, power points, laminate flooring.

## Lounge/Diner

Upvc double glazed sliding doors to rear, television point, radiator, power points. under stairs storage space.

## First Floor Landing

Access to loft via hatch, doors to all rooms.

## Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

## Bedroom 2

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

## Bathroom

Upvc frosted double glazed window to side, walk in shower, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

## Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated rear access.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band B

## 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			89
(81-91) B			
(69-80) C		70	
(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	

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

