



## 14 Jersey Road

Gloucester, GL1 4AZ

**£170,000**



We are delighted to welcome to the market this two bedroom period terrace home, ideally situated within walking distance of Gloucester City Centre and offering convenient access to local amenities and transport links.

The accommodation briefly comprises an entrance hall, two separate reception rooms, and a modern fitted kitchen/breakfast room to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden, featuring a storage lean-to and gated rear access.



### Entrance Porch

Accessed via Upvc double glazed front door, laminate flooring, doors to both reception rooms.

### Reception Room

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

### Lounge

Double glazed window to rear, television point, radiator, power points, laminate flooring, radiator.

### Kitchen

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, wall mounted combination boiler, partly tiled walls, power points, radiator.

### First Floor Landing

Radiator, doors to both bedrooms & bathroom.

### Bedroom 1

Upvc double glazed window to front, radiator, power points, storage cupboard.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, recessed down lights.

### Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

### Rear Garden

An enclosed area which is maintenance free.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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

