Murdock & Wasley
ESTATE AGENTS



26 St. Michaels Square

, Gloucester, GL1 1HX

£225,000

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Murdock & Wasley Estate Agents are pleased to present this four-bedroom terraced townhouse, offered to the market with no onward chain. Requiring modernisation throughout, the property offers excellent potential and is conveniently located within easy reach of local amenities, transport links and the historic Gloucester Docks.

The accommodation is arranged over three floors and comprises a spacious lounge/diner, kitchen and cloakroom to the ground floor, with four bedrooms and a family bathroom across the upper floors. Externally, the property benefits from an enclosed rear garden.

Offering generous accommodation and plenty of scope for improvement, this property presents an excellent opportunity for both investors and buyers looking to put their own stamp on a home. Early viewing is highly recommended.







Entrance Hall
Accessed via wooden glazed door, radiator, dado rail, pitcher rail, stairs to first floor landing. Door to:

Lounge/Diner
Tv point, power points, feature fireplace, three radiators, pitcher rail, front and rear aspect wooden glazed windows.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for oven, fridge/freezer and washing machine, radiator, partly tiled walls, wooden door to basement, side aspect wooden glazed window.

Cloakroom
Low level wc, wall mounted wash hand basin, radiator, side aspect wooden glazed window.

First Floor Landing
Power point, radiator, wooden door to airing cupboard, dado rail. Doors lead off.

Bedroom One
Power points, radiator, two front aspect wooden glazed windows.

Bedroom Two
Tv Point, power points, radiator, rear aspect wooden glazed window.

Bathroom
Suite comprising low level wc, pedestal wash hand basin, panelled bath, radiator, partly tiled walls, rear aspect wooden glazed window.

Second Floor Landing
Power point. Doors lead off:

Bedroom Three
Power points, radiator, front aspect wooden glazed window.

Bedroom Four
Power points, radiator, wooden door to storage cupboard, front aspect wooden glazed window.

Outside
To the rear of the property is a paved garden, fully enclosed by wooden fencing and brick walling.

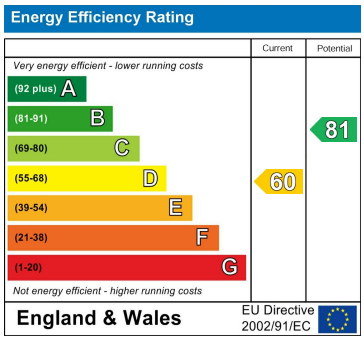
Tenure
Freehold.

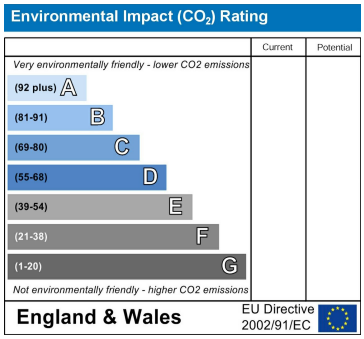
Local Authority
Gloucester City Council.
Council Tax Band: A

Services
Mains water, gas, electricity and drainage.

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.







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 firms 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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