



## 8 Wotton Court Barnwood Road

Gloucester, GL4 3JR

**Offers in excess of £165,000**



Murdock & Wasley Estate Agents are pleased to present this two double bedroom, first-floor maisonette, located in a popular and convenient area. Offered with no onward chain, the property features spacious accommodation, a private rear garden, and a garage with allocated parking, making it ready to move into.

Perfect for first-time buyers or investors, with a strong rental history, this is a home not to be missed !



### Entrance Hall

Accessed via upvc double glazed door, power points, laminate worksurfaces, space and plumbing for washing machine/ tumble drier. Stairs to:

### Landing

Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, fridge/ freezer and dining table. Partly tiled walls, front aspect upvc double glazed window.

### Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed window and French doors to the balcony.

### Bedroom One

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin. Radiator, vinyl

flooring, door to airing cupboard housing the boiler, side aspect upvc double glazed window.

### Outside

To the side of the property, there is an allocated parking space along with an en-bloc garage, accessed via an up-and-over door.

A wooden gate positioned beside the front entrance provides access to the private rear garden. The garden is fully enclosed by a combination of wooden panel fencing, mature shrubs and brick walling, creating a secure and secluded outdoor space.

### Tenure & Charges

Leasehold:

125 years from 2002 (101 years remaining).

We are advised that is a peppercorn charge of £5 per annum.

### Local Authority

Gloucester City Council

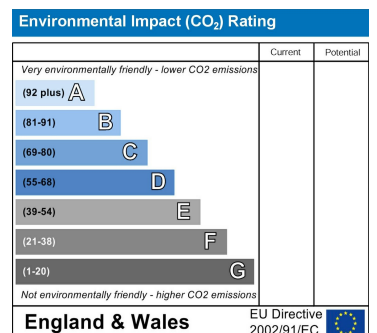
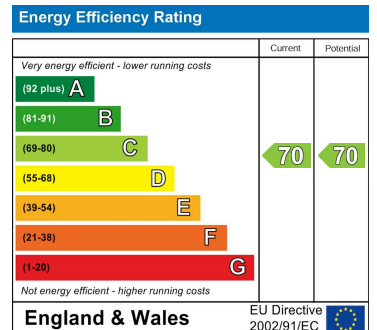
Council Tax Band: A

### Services

Mains water, electricity and drainage

### 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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