Murdock & Wasley
ESTATE AGENTS



10 Frampton Road

Gloucester, GL1 5QB

£250,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented, two-bedroom end-of-terrace home, ideally situated in a popular and convenient location within easy reach of Gloucester city centre and the vibrant Gloucester Quays.

The property offers spacious and well-appointed accommodation throughout, comprising a stylish kitchen/diner, separate lounge, two well-proportioned bedrooms and a modern shower room.

Externally, the property further benefits from generous off-road parking for two to three vehicles, along with an attractive south-facing rear garden, providing an ideal space for relaxing and entertaining.

With its excellent presentation, convenient location and generous outside space, we anticipate a high level of interest in this property. An early viewing is highly recommended to avoid disappointment.







Entrance Hall
Accessed via composite double glazed door, power points, stairs to first floor landing. Door to:

Kitchen/ Diner
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob extractor hood over. Integral dishwasher, space for fridge/ freezer, washing machine and dining table. Breakfast bar, inset ceiling spotlights, coving, understairs storage cupboard, font and rear aspect upvc double glazed window and door to garden. Opening to:

Lounge
Tv point, power points, radiator, coving inset ceiling spotlights, front aspect upvc double glazed window, rear aspect upvc double glazed French doors leading to the garden.

Landing
Access to loft space. Doors lead off:

Bedroom One
Tv point, power points, radiator, built in wardrobes, bespoke wall panelling, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, rear aspect upvc double glazed window.

Shower Room
Suite comprising a walk-in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, inset ceiling spotlights, tiled flooring, Velux roof light.

Outside
To the front of the property is a block-paved and gravelled driveway, providing generous off-road parking for two to three vehicles.

To the rear is an attractive, south-facing garden, fully enclosed by wooden panel fencing. The garden features a flagstone patio, ideal for outdoor seating, dining and entertaining, which leads onto a flat lawn with mature borders. An outside tap is also provided.

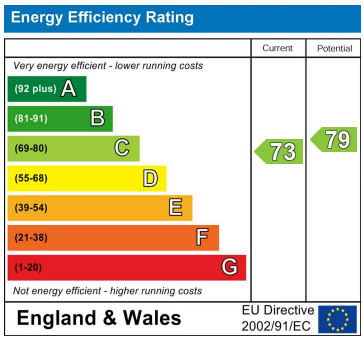
Tenure
Freehold

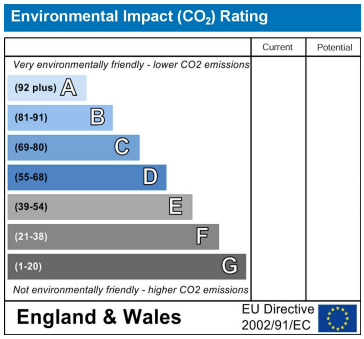
Local Authority
Gloucester City Council
Council Tax Band: B

Services
Mains water, gas, 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 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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