



35 Hinton Road

, Gloucester, GL1 3JS

£315,000



Murdock and Wasley Estate Agents are delighted to welcome to the open market this three-double bedroom semi-detached period home. Situated in a popular and convenient location, this spacious family home boasts a south-facing garden, perfect for enjoying the sunshine. Additionally, it is within walking distance to Denmark Road High School, further enhancing its appeal. Must be viewed to appreciate all that it has to offer.



Entrance Hallway

Accessed via upvc double glazed door, traditional column radiator, door to under stairs storage cupboard, stairs to first floor landing, doors lead off:

Lounge 3.16m x 4.14m

Television point, power points, radiator, traditional fireplace with surround, coving, picture rails, wooden flooring, upvc double glazed bay window.

Family Room 3.30m x 3.14m

Data point, power points, radiator, gas fireplace with surround, picture rails, wooden flooring, low level storage cupboard, shelving for books, rear aspect upvc double glazed window.

Kitchen / Dining Area 6.43m x 2.90m

Range of base, wall and drawer mounted units, roll edge worktops, Belfast sink with mixer tap over, appliance points, power points. Cooker point with extractor hood over, space for washing machine, tumble drier and dishwasher, space for tall fridge/ freezer and dining table. Partly tiled walls, gas fired combination boiler, inset ceiling spotlights, side and rear aspect upvc double glazed window and side aspect upvc double glazed door leading too garden.

First Floor Landing

Access to loft via hatch with drop down ladder, traditional column radiator, side aspect upvc double glazed window. Doors lead off

Bedroom One 3.19m x 4.40m

Power points, radiator, ornate fireplace, wooden floor, front aspect upvc double glazed windows.

Bedroom Two 3.31m x 3.40m

Power points, radiator, wooden floor, rear aspect upvc double glazed windows

Bedroom Three 3.63m x 2.90m

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

Bathroom 2.75m x 1.84m

Suite comprising panelled bath with mixer taps and shower over, low level wc, pedestal wash hand basin with taps over, partly tiled walls, traditional column radiator, side aspect frosted upvc double glazed window.

Outside

To the front of the property there is bloc-paved courtyard and pave leading to front door and side access.

To the rear of the property there is a fantastic patio area which provides a brilliant space to entertain. This leads down to a garden which is fully enclosed by trees and fencing.

Tenure

Freehold.

Services

Mains Water, Gas, electric & drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.

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