



127 Seymour Road

, Gloucester, GL1 5QD

£235,000



Murdock & Wasley are delighted to bring to the market this stunning, fully refurbished period family home, ideally located in the ever-popular area of Linden, within easy reach of Gloucester Quays.

From the moment you step inside, it is clear this property has been finished to an exceptional standard throughout. The home has been comprehensively updated to include a modern kitchen, a luxurious four-piece bathroom, and gas central heating, all while carefully retaining its original character.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, radiator, stairs leading to first floor, door through to lounge/diner.

Lounge/Diner

Upvc double glazed bay window to front & Upvc double glazed window to rear, television point, three radiators, power points, laminate flooring, door to:

Kitchen

Upvc double glazed door to rear & two Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drainage, electric oven with induction hob & hood, space for appliances, wall mounted combination boiler, partly tiled walls, radiator, recessed down lights. Door to:

Cloakroom

Upvc frosted double glazed window to rear, low level wc, recessed down lights.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, four piece suite comprising of freestanding bath, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(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

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.

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

