Murdock & Wasley
ESTATE AGENTS

40 Shelduck Road

Quedgeley, Gloucester, GL2 4LQ

£240,000

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Murdock & Wasley Estate Agents are pleased to welcome to the market this superbly presented two-bedroom mid terrace house. Perfectly suited to first-time buyers, young professionals, investors, this spacious property offers practical living in a desirable location.

The accommodation comprises: entrance hallway, modern kitchen, living/dining area, two double bedrooms, and a family bathroom.

Externally, the property enjoys a private, low maintenance, enclosed rear garden ideal for outdoor entertaining. As well as off-road parking for two cars.

Entrance Hallway
Approached via upvc double glazed front door, storage cupboard. Door to:

Lounge/Diner
Television point, two radiators, power points, laminate flooring, spiral staircase to first floor, front aspect upvc double glazed window. Door to:

Kitchen
Range of base, wall and drawer mounted units with roll edge work surfaces, sink unit with mixer tap over. Appliance points, power points, electric oven with gas hob and extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Partly tiled wall, recessed down lights, laminate flooring, cupboard housing Worcester gas fired combination boiler, rear aspect upvc double glazed window and door to garden.

Landing
Storage cupboard. Doors lead off:

Bedroom One
Tv point, power points, radiator, built in wardrobes, access to loft via hatch, front aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc and pedestal wash hand basin. Heated towel rail, partly tiled walls and laminate flooring.

Outside
To the front of the property is a driveway providing off-road parking for two vehicles.

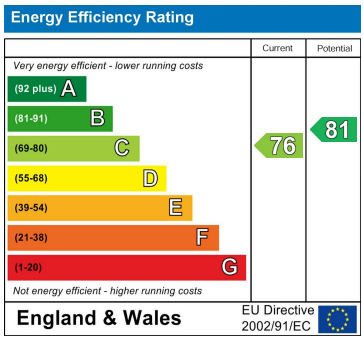
To the rear, a spacious patio leads onto a lawn. A further decorative stoned area provides an ideal space for outdoor dining and entertaining.

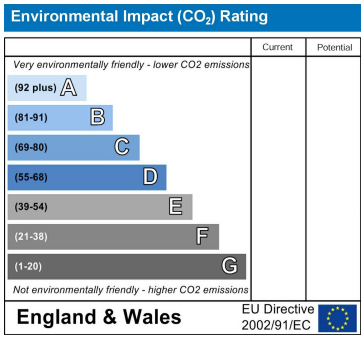
Tenure
Freehold

Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester City Council
Council Tax Band: B

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.





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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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