



22 Worcester Parade

Gloucester, GL1 3AR

Offers in excess of £150,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two bedroom end of terrace house situated within distance of Gloucester City Centre. Offered to the market with 'No Onward Chain' this property is in need of modernisation throughout however is 'Priced To Sell' and boasts an enclosed rear garden.

We highly advise an early viewing to avoid disappointment !



Entrance

Via composite door leading into small porch, door into :

Lounge 10'10" x 11'8" (3.31 x 3.58)

Radiator, power points, Tv point, door into hallway, upvc double glazed window to front aspect.

Hallway

Stairs to first floor, under stair storage cupboard, radiator, door into lounge and kitchen.

Kitchen 11'4" x 10'7" (3.47 x 3.23)

Range of base and eye level storage units with roll top laminate work surfaces over, part tiled walls, stainless steel sink unit with separate taps over, drainer, upvc double glazed window to rear aspect, radiator, combination boiler, upvc double glazed frosted window to rear aspect.

Landing

Access to loft space, storage cupboard, doors to bedroom 1 & 2 and bathroom.

Bedroom One 11'10" x 10'9" (3.61 x 3.30)

Upvc double glazed window to front aspect, radiator, power points, Tv point.

Bedroom Two 5'8" x 11'4" (1.75 x 3.46)

Upvc double glazed window to rear aspect, radiator, power points.

Bathroom

Panelled bath, radiator, pedestal wash hand basin, low level wc, part tiled walls, extractor fan, upvc double glazed frosted window to rear aspect.

To Rear

Enclosed by timber panel fencing, shed, decking area, gravel area.

Local Authority

Gloucester City Council

Tax Band : B

Services

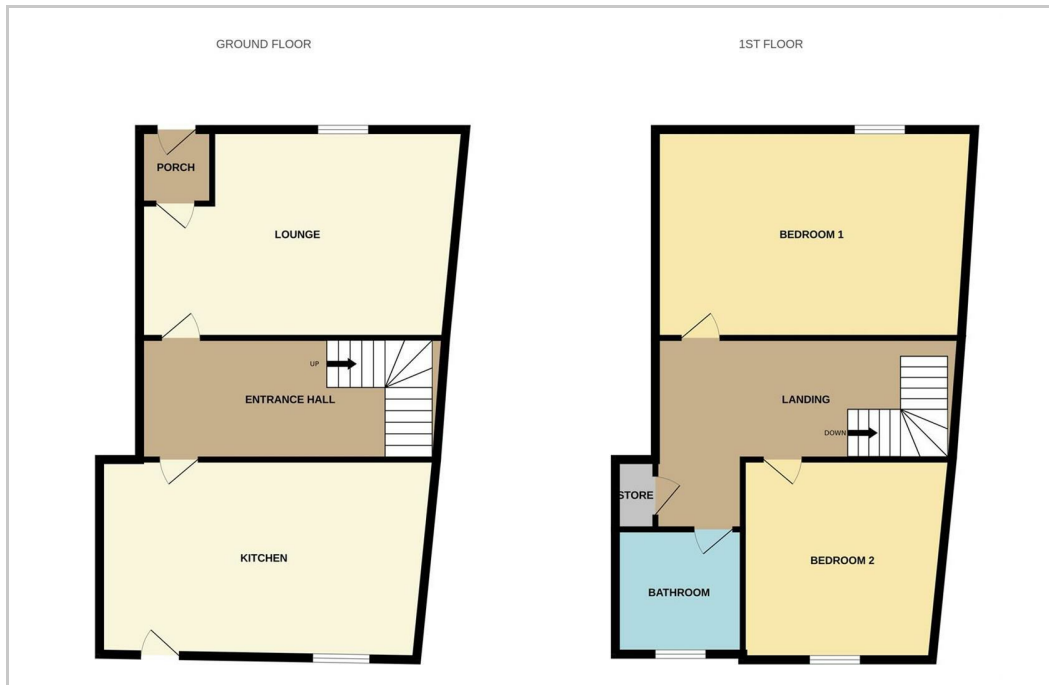
Mains water, gas, electricity and drainage.

Tenure

Freehold.

Awaiting Vendors 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			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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.

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