



## 11 Vicarage Road

Gloucester, GL1 4LD

**Offers in excess of £255,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this well presented, spacious, period home located on Vicarage Road. The accommodation comprises of: Entrance hallway, lounge, dining room & large kitchen. Upstairs are three bedrooms & bathroom. Outside we have an enclosed garden with summer house at the rear of the garden.

Further benefits include Upvc double glazing throughout, an array of character features & gas central heating





### Entrance Hallway

Approached via Upvc double glazed front door, original floor tiling, stairs to first floor, radiator, door to dining area.

### Dining Area 13'10" max x 11'1" (4.22m max x 3.40m)

Upvc double glazed windows to front, two radiators, power points, cast iron fire place, archway to:

### Lounge 11'5" x 11'6" (3.48m x 3.53m)

Upvc double glazed windows to rear, radiator, power points, television point, cast iron fire place, door to:

### Kitchen 20'10" x 8'11" (6.36m x 2.73m)

Two Upvc double glazed windows to side & doors to side & rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for appliances, cupboard housing "Baxi" boiler, tiled flooring, power points, radiator, under stairs storage cupboard.

### Utility/Store Room 7'2" x 9'0" (2.19m x 2.76m)

Doors to rear gardens with windows surround. Door to:

### Cloakroom

Low level wc.

### First Floor Landing

Accessed to loft via hatch, doors to all rooms.

### Bedroom 1 11'6" x 14'7" (3.52m x 4.47m)

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

### Bedroom 2 11'6" x 9'4" (3.52m x 2.86m)

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

### Bedroom 3 6'6" x 8'11" (1.99m x 2.72m)

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

### Bathroom 8'11" x 5'11" (2.72m x 1.82m)

Upvc frosted double glazed window to side, paneled bath with shower over, low level wc & pedestal wash hand basin, radiator.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn with a raised decking area which has access to a summer house with power. Gated side access.

### Outbuilding 8'10" x 12'2" (2.71m x 3.73m)

Accessed via Upvc double glazed door, power points and over head lighting.

### 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			79
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

