



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/drainer, 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

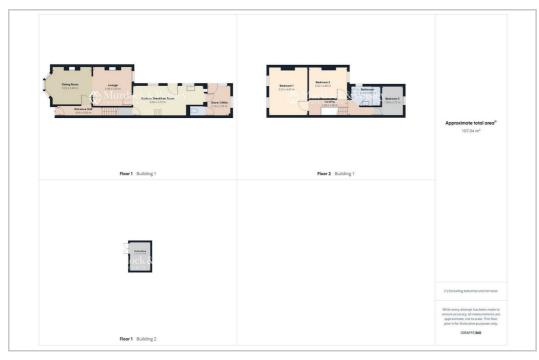
Mains water, gas, electricity & drainage.

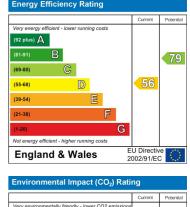
Local Authority

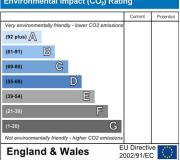
Gloucester City Council- Band B

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.







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