



39 Swan Road

, Gloucester, GL1 3BJ

Offers in excess of £175,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two bedroom terraced house situated in a popular and central location close to the city centre. Offered to the market with 'No Onward Chain' we feel this property will be very popular so advise an early viewing to avoid disappointment !



Entrance Hall

Accessed via upvc frosted double glazed door, power points, radiator, stairs to first floor landing. Door to:

Lounge 10'4" x 9'8" (3.16m x 2.97m)

Tv point, telephone point, power points, radiator, coving, feature fireplace with electric fire inset, front aspect upvc double glazed window.

Dining Room 12'5" x 10'2" (3.8m x 3.12m)

Power points, wall mounted radiator, coving, wooden door to under stairs storage cupboard, rear aspect upvc double glazed window. Door leading to:

Kitchen 12'1" x 7'10" (3.69m x 2.4m)

Range of base, wall and drawer mounted units, roll edge worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for tall fridge/freezer. Door leading to courtyard garden.

Landing

Access to part boarded and insulated loft space. Doors lead off:

Bedroom One 10'5" x 13'1" (3.2m x 4m)

Power points, radiator, coving, front aspect upvc double glazed window.

Bedroom Two 12'7" x 7'6" (3.85m x 2.3m)

Power points, radiator, rear aspect upvc double glazed window.

Study 6'2" x 8'0" (1.9m x 2.44m)

Power points, radiator, side aspect upvc double glazed window. Door leading to:

Bathroom 6'2" x 8'0" (1.9m x 2.44m)

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with separate taps over, stainless steel heated towel rail, vinyl flooring, side aspect upvc double glazed window.

Outside

To the rear of the property there is a fully enclosed garden that consists of a wooden decked area, outside tap and brick built outbuilding.

Tenure

Freehold.

Local Authority

Gloucester City Council
Council Tax Band: A

Services

Mains water, gas, electricity and drainage.

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			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(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	

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