



31 Sinope Street

Gloucester, GL1 4AR

Guide price £135,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superb opportunity to purchase this two bedroom end of terrace house situated in a popular and central location close to the city centre.

Offered to the market with no onward chain this property is in need of modernisation throughout however offers spacious accommodation and an enclosed rear garden. We feel this property will be very popular and advise an early viewing to avoid disappointment !



Entrance Hall

Accessed via composite double glazed door. Power points, radiator, stairs to first floor landing. Door to:

Dining Room

Tv point, power points, radiator, under stairs storage cupboard, rear aspect upvc double window. Door to:

Kitchen 7'10" x 10'9" (2.4m x 3.3m)

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a separate taps over. Appliance points, power points, space for cooker, washing machine, fridge and freezer. Partly tiled walls, side aspect upvc double glazed window, side aspect composite door to garden.

Study / Bedroom Three 9'1" x 10'9" (2.78m x 3.3m)

Bt point, power points, radiator, front aspect upvc double glazed window.

Landing

Access to loft space, power points, wooden door to airing cupboard housing the Worcester gas fired combination boiler, side aspect upvc double glazed window. Doors lead off:

Bedroom One 10'0" x 14'6" (3.05m x 4.42m)

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

Bedroom Two 11'3" x 10'2" (3.45m x 3.1m)

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, wall mounted wash hand basin. Partly tiled walls, rear aspect upvc frosted double glazed window.

Outside

To the rear of the property there is an enclosed garden that comprises of a patio and flat lawn with a personnel gate.

Local Authority

Gloucester City Council
Council Tax Band: A

Tenure

Freehold

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			86
(81-91) B			
(69-80) C			
(55-68) D	58		
(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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