



10 Stanley Road

Linden, Gloucester, GL1 5DH

Offers in excess of £200,000



Murdock & Wasley Estate Agents are pleased to present this attractive two-bedroom terraced house, featuring a separate office room, ideally located in a popular and central location close to the city centre. Offered to the market with no onward chain, this property boasts spacious accommodation and an enclosed rear garden. Early viewing is recommended to avoid disappointment!



Entrance Hall

Accessed via composite double glazed door. Door through to:

Lounge/Diner

Tv point, telephone point, power points, two radiators, bespoke shelving unit, coving, stairs to first floor landing, under stairs storage cupboard, front and rear aspect upvc double glazed windows. Door to:

Kitchen

Range of base, wall and drawer mounted units, roll edge worktops, one and half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, cooker with extractor hood over, space for tall fridge/ freezer and washing machine. Vaillant gas fired combination boiler, partly tiled walls, radiator, tiled flooring, breakfast bar, side aspect upvc double glazed window and door to garden. Door to:

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, tiled flooring, partly tiled walls, stainless steel heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

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

Office

Power points, radiator, laminate flooring, side aspect upvc double glazed window.

Cloakroom

Low level wc and pedestal wash hand basin.

Outside

To the rear of the property there is an enclosed that garden that comprises of a flat lawn with partly paved patio. It also benefits from a wooden shed, outside tap and gated rear access.

Tenure

Freehold.

Local Authority

Gloucester City Council
Council Tax Band: Band A

Services

Mains water, gas, electricity & 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			82
(81-91) B			
(69-80) C		64	
(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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