



24 Sybil Road

, Gloucester, GL1 4PG

£220,000



Murdock & Wasley Estate Agents are delighted to introduce this charmingly maintained terrace home, featuring three bedrooms and boasting character features, ideal for those starting out on the property ladder. This residence has been meticulously updated to offer a warm and inviting living environment, making it perfect for first-time buyers or a family. The layout includes an entrance hallway, a cozy sitting room, a dining area, a modern kitchen, a bathroom, and three bedrooms. Outside, there's an enclosed rear garden. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing!



Entrance Hallway

Accessed via Upvc double glazed door, radiator, tiled flooring, stairs to first floor landing. Door leads off:

Lounge / Dining Area 23'10" x 10'10" (7.27m x 3.31m)

Television point, data point, power point, feature fireplace with surround, space for dining table, two radiators, coving, front aspect Upvc double glazed window, rear aspect Upvc double glazed french doors leading to garden. Door leads off:

Kitchen 14'2" x 8'0" (4.32m x 2.45m)

Range of base, wall and drawer mounted units, laminate worktop, composite sink with mixer tap over, electric oven with separate induction hob with extractor hood over, space for appliances, integrated dishwasher, space for tumble dryer, washing machine and fridge/freezer, partly tiled walls, tiled flooring, radiator, side aspect Upvc double glazed windows and door that leads to garden.

First Floor Flanking

Access to loft via hatch. Doors lead off:

Bedroom One 11'2" x 14'2" (3.41m x 4.33m)

Power points, radiator, feature fireplace, front aspect Upvc double glazed window

Bedroom Two 12'5" x 8'6" (3.79m x 2.60m)

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

Bedroom Three 6'8" x 7'11" (2.04m x 2.43m)

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

Bathroom 7'0" x 5'2" (2.14m x 1.58m)

Suite comprising panelled bath with shower over, low level wc, wall mounted wash hand basin with mixer tap over and storage below, stainless steel heated towel rail, laminate flooring, side aspect frosted Upvc double glazed window.

Outside

To the rear of the property there is an enclosed garden that comprises of a patio suitable for table and chairs and a flat lawn.

Tenure

Freehold.

Local Authority

Gloucester City Council.

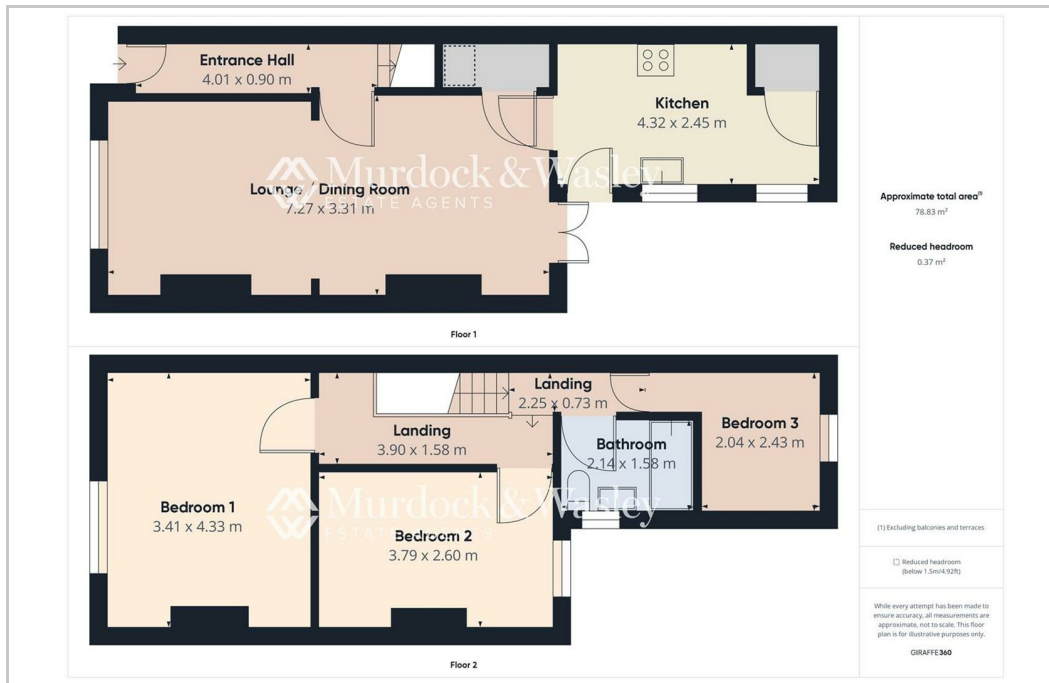
Council Tax Band: A

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

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.

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

