



## 110 Estcourt Road

Gloucester, GL1 3LH

**Offers in excess of £650,000**



Murdock & Wasley Estate Agents are delighted to introduce this exceptional 1930s four-bedroom detached family home to the open market. Located on one of Gloucester's most prestigious tree-lined roads, this property combines classic charm with modern extensions to provide a perfect blend of character and contemporary living, making it an ideal family residence.

Boasting a manicured south facing garden and garage/workshop, whilst being situated close to top achieving grammar schools, fantastic transport links and the Royal Hospital we feel this property will be highly desirable and advise booking an early appointment to avoid missing out on this rare opportunity to secure a prestigious family home in one of Gloucester's finest locations.



### Porch

Accessed via upvc double glazed French doors, original quarry tiled flooring. Door to:

### Entrance Hall

Power points, telephone point, two radiators, coving, stairs to first floor landing, under stairs storage cupboard, LVT flooring, side aspect upvc double glazed window. Doors lead off:

### Cloakroom

Low level wc, wall mounted wash hand basin, side aspect upvc double glazed window.

### Kitchen/ Diner/ Family Room 22'9" x 11'5" x 21'7" x 8'6" (6.95m x 3.49m x 6.59m x 2.61m)

Range of base, wall and drawer mounted units, Quartz worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, double oven/ grill, microwave oven, integral tall fridge/ freezer, dishwasher and washing machine. Space for dining table, inset ceiling spotlights, three wall mounted radiators, breakfast bar, LVT flooring, rear and side aspect upvc double glaze windows side aspect composite door and rear aspect upvc double glazed French doors opening onto the garden.

### Sitting Room

Tv point, power points, radiator, coving, feature fireplace, LVT flooring, side aspect upvc double glazed window, bi-folding solid wooden glazed doors opening into the kitchen/ family room.

### Lounge 15'1" x 12'5" (4.6m x 3.8m)

Tv point, power points, two radiators, coving, feature fireplace, LVT flooring, front aspect upvc double glazed bay window.

### Landing

Power points, coving, wooden door to airing cupboard housing the Ideal gas fired combination boiler, access to part boarded and insulated loft space with a drop down ladder, side aspect upvc double glazed window. Doors lead off:

### Bedroom One 15'1" x 15'1" (4.6m x 4.6m)

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

### Bedroom Two 12'9" x 12'9" (3.9m x 3.9m)

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

### Bedroom Three 10'0" x 8'4" (3.06m x 2.55m)

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

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, vanity unit with concealed wc and wash hand basin with mixer tap over and storage below. Fully tiled walls, inset ceiling spotlights, heated towel rail.

### Bedroom Four 8'10" x 7'10" (2.7m x 2.4m)

Telephone point, power points, radiator, coving, rear aspect upvc double glazed window.

### Bathroom

Suite comprising roll claw bath with shower attachment and further electric shower over, low level wc, wall mounted wash hand basin with mixer tap over, vinyl flooring, fully tiled walls, traditional towel rail radiator, side aspect upvc double glazed window.

### Outside

The property boasts a generously sized block-paved driveway, accessed through wrought iron gates. This driveway offers ample off-road parking for multiple vehicles and leads seamlessly to the front porch.

To the side of the property, double gates lead to additional off-road parking and the spacious garage and workshop, which is equipped with power, lighting, and accessed via an up-and-over door. There is also a personnel door offering convenient access to the garden.

The rear of the property features a beautifully manicured, south-facing garden. It includes a block-paved patio, perfect for entertaining, which extends to a level lawn surrounded by mature trees and well-tended flower beds. The garden also has a wooden shed for storage and an outdoor tap for added convenience.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: E

### 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			79
(69-80) C		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

