



Stratford Sandhurst Lane

Gloucester, GL2 9AB

Offers in excess of £350,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this breathtaking, fully renovated three bedroom semi detached house with a huge rear garden. Internal living space has been finished to an extremely high standard throughout & if you are looking for a property to move directly into then look no further than this.

On the ground floor we have: Entrance hallway, cloakroom, lounge & OPEN PLAN Kitchen/Diner. Upstairs are three bedrooms & bathroom.

Outside space is as impressive with a LARGE & PRIVATE rear garden which is mainly laid to lawn with a DETACHED GARAGE & PARKING to the front.



Entrance Hallway 13'7" x 5'10" (4.16 x 1.80)

Approached via Upvc double glazed front door, alarm system, radiator, laminate flooring, recessed down lights, Upvc double glazed window to side with shutter blinds. Stairs to first floor with under stairs storage, doors to cloakroom & lounge. Opening through to the open plan Kitchen/Diner.

Cloakroom 4'5" x 2'5" (1.36 x 0.76)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, laminate flooring.

Lounge 13'2" x 12'5" (4.02 x 3.80)

Upvc double glazed windows to front with shutter blinds, television point, radiator, power points, small storage cupboard.

Open Plan Kitchen/Diner 19'8" x 12'5" (6.01 x 3.81)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with separate induction hob & hood, integral fridge/freezer & dishwasher, partly tiled walls, recessed down lights, laminate flooring, radiator, power points.

First Floor Landing

Upvc double glazed window to side with shutter blinds, access to loft via hatch with ladder (loft also holds the combination boiler) power point. Doors to all rooms.

Bedroom 1 12'5" x 10'7" (3.81 x 3.24)

Upvc double glazed windows to rear, radiator, power points, shutter blinds.

Bedroom 2 13'4" x 10'6" (4.08 x 3.22)

Upvc double glazed windows to rear with shutter blinds, radiator, power points.

Bedroom 3 9'2" x 8'9" (2.81 x 2.67)

Upvc double glazed windows to rear with shutter blinds, radiator, power points.

Bathroom 5'10" x 5'0" (1.80 x 1.54)

Upvc frosted double glazed windows to front with blinds, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan.

Rear Garden

A fantastic size rear garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Detached Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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			82
(69-80) C			
(55-68) D	55		
(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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