



# 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 that 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.

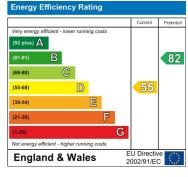
#### **Local Authority**

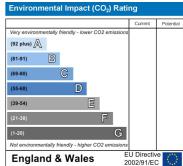
Gloucester City Council- Band C

## **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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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