



67 Finlay Road

Gloucester, GL4 6TW

£289,950



We are delighted to introduce this exceptionally presented three-bedroom 1930's semi-detached home to the open market. Located on Finlay Road, this property has been meticulously upgraded by the current owners to offer modern, open-plan living while retaining its classic charm. Being sold with no onward chain, this home is perfect for those seeking a seamless move.

In terms of living accommodation: We have: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner, three bedrooms & bathroom.

Outside space is just as impressive with a private & enclosed garden. We also have an added benefit of a purpose built bar to the side of the house (Honestly its incredible) To the front we have off road parking for at least two vehicles.



Entrance Hallway 11'5" x 5'7" (3.49 x 1.72)

Approached via Upvc double glazed front door, radiator, power points, doors leading to cloakroom & lounge. Stairs leading to first floor, opening through to Open plan kitchen/dining area.

Cloakroom 4'9" x 2'4" (1.47 x 0.72)

Low level wc & vanity wash hand basin.

Lounge 11'3" x 11'0" (3.44 x 3.36)

Upvc double glazed bay window to front, television point, power points, two storage cupboards.

Dining Area 13'10" x 11'9" (4.23 x 3.59)

Upvc double glazed french doors to rear, radiator, power points, breakfast bar, opening to:

Kitchen 14'4" x 6'11" (4.39 x 2.12)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, built in electric double oven, hob & hood, fridge/freezer & dishwasher, plumbing & space for both washing machine & tumble dryer. Door to side.

First Floor Landing

Upvc frosted window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 12'3" x 9'11" (3.74 x 3.03)

Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

Bedroom 2 11'5" x 10'8" (3.48 x 3.26)

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

Bedroom 3 7'10" x 6'7" (2.39 x 2.03)

Upvc double glazed windows to rear, radiator, power points, wall mounted combination boiler.

Bathroom 5'10" x 5'8" (1.80 x 1.74)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & vanity wash hand basin, heated towel rail, mirror, storage cupboard.

Rear Garden

A generous size enclosed area which is partly paved, mainly laid to lawn with a small raised decking area, cold water tap, shed. Door to:

Bar/Entertaining Room 20'5" x 8'6" (6.23 x 2.61)

Upvc double glazed window to rear, power & lighting.

Garage 20'0" x 7'6" (6.11 x 2.31)

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

These 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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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