



33 Redwell Road

Matson Gloucester, GL4 6HH

£200,000



We are delighted to introduce this chain-free three-bedroom end terrace home located on Redwell Road, Matson. This well-maintained property is presented in good working order throughout, making it an ideal choice for first-time buyers looking for a move-in ready home.

The living accommodation comprises of: Entrance hallway, lounge/diner, kitchen, three bedrooms & bathroom. We also have a rear porch, enclosed garden & off road parking to the front.



Entrance Hallway 10'4" x 5'10" (3.16 x 1.80)

Approached via Upvc double glazed front door, Upvc double glazed window to front, radiator, stairs leading to first floor, doors to both lounge & kitchen.

Lounge 12'6" x 10'5" (3.83 x 3.19)

Upvc double glazed windows to front, television point, radiator, power points, opening through to:

Dining Area 8'11" x 8'8" (2.72 x 2.66)

Upvc double glazed windows to rear, radiator, power point, door to:

Kitchen 9'11" x 9'6" (3.03 x 2.92)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, partly tiled walls, radiator, power points, fuse panel, door to:

Rear Lobby 7'8" x 3'2" (2.35 x 0.97)

Double glazed door & window to side, power points, storage space, door to:

Outbuilding 7'11" x 5'6" (2.43 x 1.68)

Storage.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1 11'9" x 8'5" (3.59 x 2.58)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 10'0" x 8'5" (3.05 x 2.58)

Upvc double glazed windows to front, radiator, power points, cupboard housing combination boiler.

Bedroom 3 7'3" x 6'11" (2.23 x 2.13)

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

Bathroom 6'9" x 5'5" (2.06 x 1.67)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail.

Rear Garden

An enclosed & generous size garden which is partly paved, partly laid to artificial lawn, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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