



61 Podsmead Road

Gloucester, GL1 5PB

Offers in excess of £325,000



We are delighted to offer new to the market this beautifully presented and extended semi-detached family home, perfect for those seeking a property that is move-in ready. The Property offers fantastic living space on both floors with a single storey extension adding further space. The accommodation comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner, family area & utility.

Upstairs we have the three bedrooms & modern bathroom. Outside to the rear we have a generous size garden with purpose built outbuilding which has garden storage & separate living area which could be used as an office or playroom.

To the front we have a private driveway which offers off road parking for two vehicles.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor with under stairs storage space, doors to both lounge & dining area.

Lounge 12'6" x 10'0" (3.83 x 3.05)

Upvc double glazed bay window to front with plantation shutters, radiator, power points, multi- fuel stove log burner, opening into:

Kitchen/Dining Area 18'1" x 11'8" (max) (5.53 x 3.58 (max))

Upvc double glazed windows to side, with plantation shutters, eye & base level units with Quartz work tops, sink/drainer, cooker point, power points, partly tiled walls, radiator, opening to:

Family Area 11'6" x 9'8" (3.53 x 2.95)

Upvc double glazed french doors to rear with full length family shutters radiator, power points, recessed down lights.

Utility Room 8'6" x 7'8" (2.60 x 2.35)

Upvc double glazed window & door to side, base level units with roll edge work tops, space & plumbing for fridge/freezer, washing machine, dishwasher & tumble dryer, radiator. Door to:

Cloakroom 7'8" x 2'10" (2.36 x 0.87)

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, heated towel rail.

First Floor Landing

Upvc double glazed window to side, doors to all rooms.

Bedroom 1 12'5" x 11'1" (3.81 x 3.40)

Upvc double glazed windows to rear with plantation shutters, radiator, power points, cupboard housing combination boiler.

Bedroom 2 11'3" x 10'11" (3.43 x 3.35)

Upvc double glazed bay window to front, radiator, power points, access to boarded loft via hatch with ladder.

Bedroom 3 7'10" x 6'10" (2.39 x 2.10)

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

Bathroom 5'11" x 5'3" (1.81 x 1.61)

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

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, includes outside lights.

Workshop/ Outbuilding/ Office 14'6" x 8'9" (4.42 x 2.68)

Doors & windows to front, 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			83
(69-80) C		70	
(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 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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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

