



84 Birch Avenue , Gloucester, GL4 4NL

£249,950



Murdock and Wasley Estate Agents are pleased to present this superbly maintained and extended three-bedroom semi-detached house, now available on the market. Situated in a popular and convenient location, this property is close to local amenities and schools.

This attractive family home has been meticulously upgraded by the current owner, offering everything a family could desire. With its modern and spacious rooms, the house provides a comfortable living environment. The property also features a generously sized garden, which includes an access gate leading directly to a nearby playing field, making it ideal for family life.



Entrance Hall

Accessed via composite door. Power points, radiator, tiled flooring, , inset ceiling spotlights, stairs to first floor landing, upvc double glazed window to front aspect. Doors lead off:

Lounge

Tv point, power points, radiator, media wall with integrated electric fireplace, laminate flooring, front aspect upvc double glazed window.

Study/ Playroom

Tv points, power points, space for American fridge/ freezer and tumble dryer. Radiator, tiled flooring. rolled edged worktops, rear aspect upvc double glazed door leading to the garden. Opening to:

Kitchen/Diner

Range of wall base and drawer mounted units, solid wooden work surfaces, stainless steel sink with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral dishwasher, space for washing machine and dining table. Radiator, inset ceiling spotlights, tiled flooring, rear aspect upvc double glazed window and French doors leading to garden.

Bathroom

Suite comprising double step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below and mixer tap over. Heated towel rail, partly panelled walls, inset ceiling spotlights, front aspect upvc double glazed window.

Landing

Power point, radiator, access to loft space, rear aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes, built in cupboard housing gas fired combination boiler, front and rear aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Outside

At the front of the property, you'll find a block-paved driveway that offers off-road parking for multiple vehicles. A gate at the side of the house provides access to the rear garden.

The south-facing rear garden is enclosed and low maintenance, designed with families in mind. It features a patio seating area and an artificial lawn, perfect for year-round enjoyment. There is also a:

Studio

Of traditional block construction with wooden cladding. Accessed via composite door, power points, electric tube heater, Karndean flooring, upvc double glazed window looking out onto garden.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage

Local Authority

Gloucester City Council
Council Tax 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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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