



3 Sandhurst Road

Gloucester, GL1 2SE

Offers in excess of £400,000



Murdock and Wasley Estate Agents are excited to present this charming four-bedroom semi-detached cottage to the open market. Lovingly restored by its current owner, this home seamlessly combines traditional character with modern comfort.

Conveniently located, the property includes off-road parking and a lovely enclosed rear garden, ideal for relaxing outdoors. Inside, you'll find an open plan kitchen/ living area, spacious master-suite on the second floor with en-suite, offering a private retreat, along with a convenient downstairs utility and cloakroom. This home is a rare find, offering the perfect blend of historic charm and contemporary living.



Entrance

Engineered hardwood flooring with underfloor heating. Opening into:

Open Plan Kitchen/ Living Area

Base mounted units, solid wooden worktops, ceramic sink unit with a mixer tap over. Appliance points, power points, Inglenook fireplace housing a Rangemaster cooker, breakfast bar, space for dining table, fridge and dishwasher, engineered hardwood flooring with underfloor heating, exposed wooden beams and brick walling, gas fired combination boiler, wall lights, stairs leading to first floor landing, rear aspect upvc double glazed sash window and French doors leading to the rear garden. Opening to:

Utility

Appliance points, power points, Belfast sink unit with a mixer tap over, space for washing machine and freezer. Engineered hardwood flooring with underfloor heating, inset ceiling spotlights, side aspect upvc double glazed window and door leading to the garden.

Cloakroom

Low level w.c., heated towel rail, engineered hardwood flooring, side aspect upvc double glazed sash window.

Landing

Power points, radiator, exposed wooden beams, front aspect upvc double glazed sash window. Doors lead off:

Bedroom Two

Power points, radiator, feature fireplace, exposed wooden beams, built in storage cupboard, rear aspect upvc double glazed sash window.

Bedroom Three

Power points, radiator, feature fireplace, exposed wooden beams, rear aspect upvc double glazed sash window.

Bedroom Four

Power points, radiator, exposed wooden beams, front aspect upvc double glazed sash window.

Bathroom

Suite comprising panelled bath with a shower over, low level w.c., pedestal wash hand basin. Partly tiled walls, heated towel rail, tiled flooring, exposed wooden beams, inset ceiling spotlights, rear aspect upvc double glazed sash window.

Landing

Stairs lead to the:

Master Suite

Tv point, power points, radiator, exposed wooden beams and brick walling, eaves storage, rear aspect upvc double glazed sash window.

The en-suite bathroom comprises of a roll top bath with separate showerhead attachment, low level w.c., wash hand basin with a mixer tap over. Partly tiled walls, exposed wooden beams, radiator, rear aspect upvc double glazed sash window.

Outside

To the side of the property there is a gravelled driveway which provides off road parking for two vehicles.

A wooden gate leads around to the rear garden where there is a block paved patio with raised flower borders, plants, bushes and trees. This leads onto a lawn with a gravelled area that leads to a wooden built garden shed.

A wooden gate invites you to explore the rear garden, where you'll find a thoughtfully designed outdoor space. Upon entering, you're greeted by a block-paved patio, perfect for outdoor seating or dining, surrounded by raised flower beds brimming with vibrant plants, blooming flowers, and a variety of shrubs and trees that provide a natural sense of privacy. The patio transitions smoothly onto a well-maintained lawn, offering plenty of space for relaxation or play. Beyond the lawn, a gravelled pathway leads you to a quaint, wooden garden shed, ideal for storage or as a cozy workshop, nestled amidst the greenery

Tenure

Freehold

Local Authority

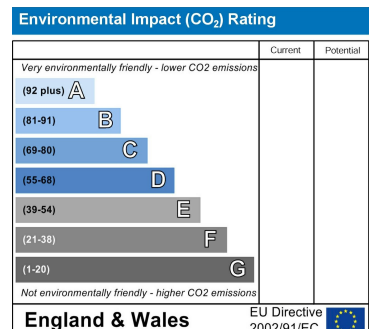
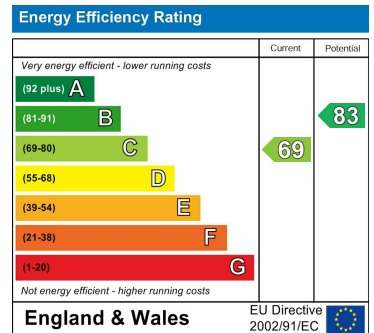
Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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

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