



47 Melbourne Street East

Tredworth, Gloucester, GL1 4NS

£225,000



Murdock & Wasley Estate Agents are pleased to offer this charming two double-bedroom semi-detached home, ideally located in a central and convenient area. Filled with character features, the property offers generous living space throughout. It includes a spacious open-plan kitchen and dining area, a comfortable lounge, two generously sized bedrooms, and a large family bathroom. Additionally, the home benefits from off-road parking and a private, enclosed rear garden with a music studio or potential home office space.



Entrance Hallway

Accessed via wooden door. Stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, power point, feature fireplace with log stove, coving, front and side aspect double glazed sash window.

Kitchen / Dining Area

Range of base, wall and drawer mounted units, wood worktops, stainless steel sink with mixer tap over, oven with induction hob above, appliance points, space for tall fridge freezer and washing machine, feature fireplace and hearth, space for dining table, inset ceiling spotlights, pendent lighting, partly tiled walls, tiled flooring, radiator, door to under stairs storage, two side aspect double glazed sash windows, rear aspect upvc double glazed windows and door leading to garden.

First Floor Landing

Side aspect single glazed sash window. Doors lead off:

Bedroom One

Power points, radiator, ornate fireplace, door to stairs leading to loft, side and front aspect single glazed sash windows.

Bedroom Two

Power points, radiator, door to stairs leading to loft, side aspect single glazed sash window.

Bathroom

Suite comprising free standing roll claw bath with taps over, double step in cubicle with shower over and quartz effect tiling, low level wc, pedestal wash and basin with taps over, partly tiled walls, rear aspect single glazed sash windows.

Outside

To the front of the property there is a driveway providing off road parking for up to two vehicles. A wooden gate provides side access.

To the rear of the property there is patio providing space for garden furniture, a cobble stone path surrounded by lawn laid to grass leads down to the garden room:

Music Studio / Office

Of brick construction, accessed via upvc double glazed french doors. Power points, overhead lighting, front aspect upvc double glazed window.

Outbuildings

Outhouse - Suite comprising low level wc, wall mounted wash hand basin with mixer tap over.

Storage/workshop

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

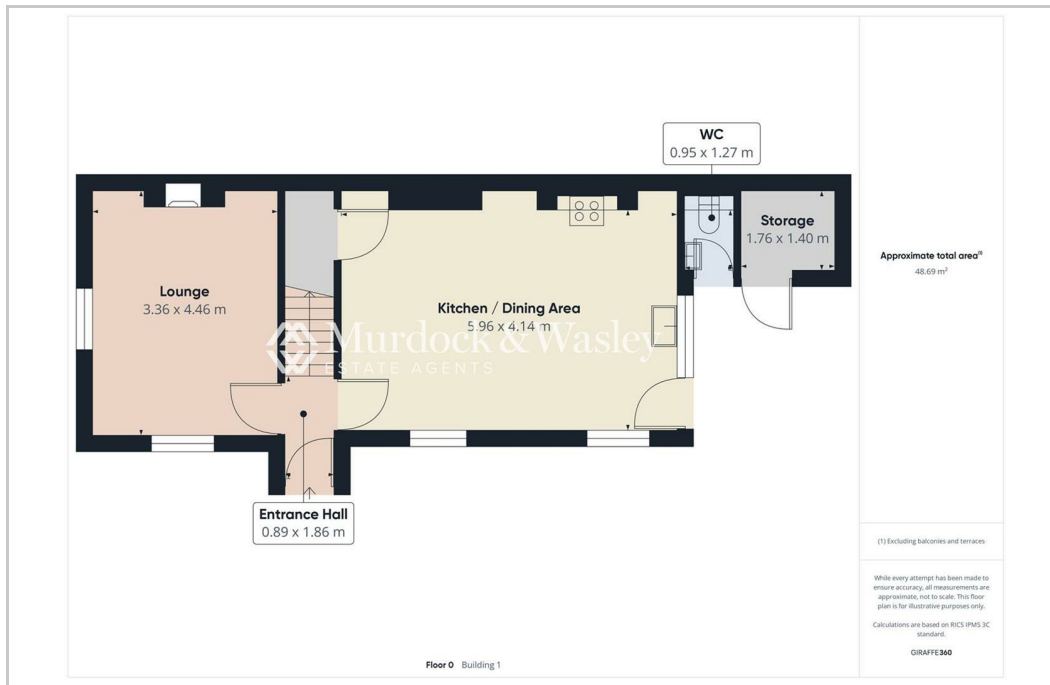
Local Authority

Gloucester City Council

Tax Band: B

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
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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.

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

