



## 4 Salisbury Road

Tredworth, Gloucester, GL1 4JQ

**£220,000**



Murdock & Wasley Estate Agents are pleased to present this beautifully maintained terraced home, situated in a central location close to Gloucester Station and Gloucester Quays.

Offering two double bedrooms and a modern design, this property is an ideal choice for those looking to step onto the property ladder. The home has been carefully updated to create a welcoming and comfortable living space, perfect for first-time buyers or families. Inside, you'll find an entrance hallway, lounge, family area, open plan kitchen diner, study, cloakroom, a bathroom, and two double bedrooms.



### Entrance Hallway

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Opening leads off:

### Lounge / Family Area

Television point, data point, power points, inset ceiling spotlights, front aspect upvc double glazed window. Opening leads off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worktop, single bowl single drainer stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level oven/grill and microwave, four ring induction hob and extractor hood over, heated towel rail. Space for tall fridge freezer, washing machine, dishwasher. Partly tiled walls, tiled flooring, inset ceiling spotlights roof light. Opening leads off:

### Dining Area

Power points, inset spotlights, roof light, space for dining table, upvc double glazed french doors lead to garden.

### Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, heated towel rail, tiled flooring.

### Study

Power points, inset spotlights, rear aspect upvc double glazed window.

### First Floor Landing

Access to loft via hatch, inset ceiling spotlights. Doors lead off:

### Bedroom One

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window.

### Bedroom Two

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

### Bathroom

Suite comprising panelled bath with electric shower and taps over, low level wc, wall mounted wash hand basin with mixer taps over, heated towel rail, partly tiled walls, rear aspect upvc double glazed window.

### Outside

To the front of the property an area enclosed by a low level wall with a path leading to the front door.

To the rear of the property a garden mainly laid to lawn is enclosed by wooden fencing. Raised wooden decking provides space for garden furniture.

### Services

Mains water, gas, electricity and drainage.

### Tenure

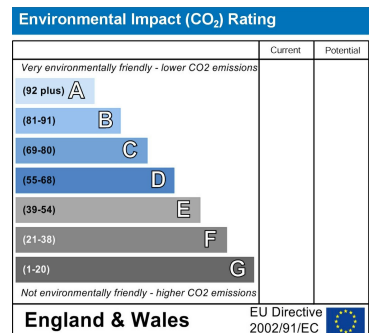
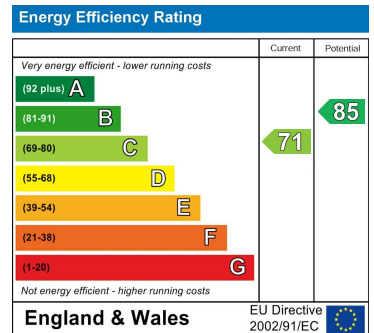
Freehold.

### 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.



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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