



## 32 Southfield Road , Gloucester, GL4 6UD

**£290,000**



Murdock & Wasley Estate Agents are thrilled to present to the open market this 1950s bay-fronted detached house. Located conveniently close to top-rated schools, local amenities and Robinswood Hill Country Park making it an ideal choice for families.

The property offers fantastic potential for improvement, allowing you to tailor it to your personal style and needs. One of its standout features is the impressive garden, measuring approximately 150ft, which provides ample space for outdoor activities, gardening, or even future extensions (subject to planning approval).



### Entrance Porch

Accessed via door to side, front aspect upvc double glazed windows. Door to:

### Entrance Hall

Radiator, understairs storage cupboard, stairs to first floor, parquet flooring. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for under-counter fridge, freezer and washing machine. wall-mounted "Worcester" gas combination boiler, radiator, rear aspect upvc double glazed window.

### Lounge

Power points, radiator, front aspect upvc double glazed bay window. Opening to:

### Dining Room

Power points, radiator, double doors to:

### Conservatory

Rear and side aspect wooden frame double glazed windows and door leading to the rear garden

### Landing

Access to loft, front aspect upvc double glazed window. Doors lead off:

### Bedroom 1

Power points, radiator, two built in wardrobes, rear aspect upvc double glazed window.

### Bedroom 2

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

### Bedroom 3

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

### Shower Room

Suite comprising shower cubicle with shower off the mains, low level wc, pedestal wash basin. Partly tiled walls, heated towel rail. side aspect upvc double glazed window.

### Outside

To the front of the property, there is a driveway offering off-road parking for multiple vehicles, leading up to wooden gates that provides access to the rear garden and garage.

At the rear of the property, you'll find a stunning garden stretching approximately 150 ft. The garden features a spacious lawn, complemented by a variety of mature trees, plants, and shrubs.

### Garage

Accessed via up 'n' over door, Power, lighting, rear aspect glazed window, door to side leading to the garden.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

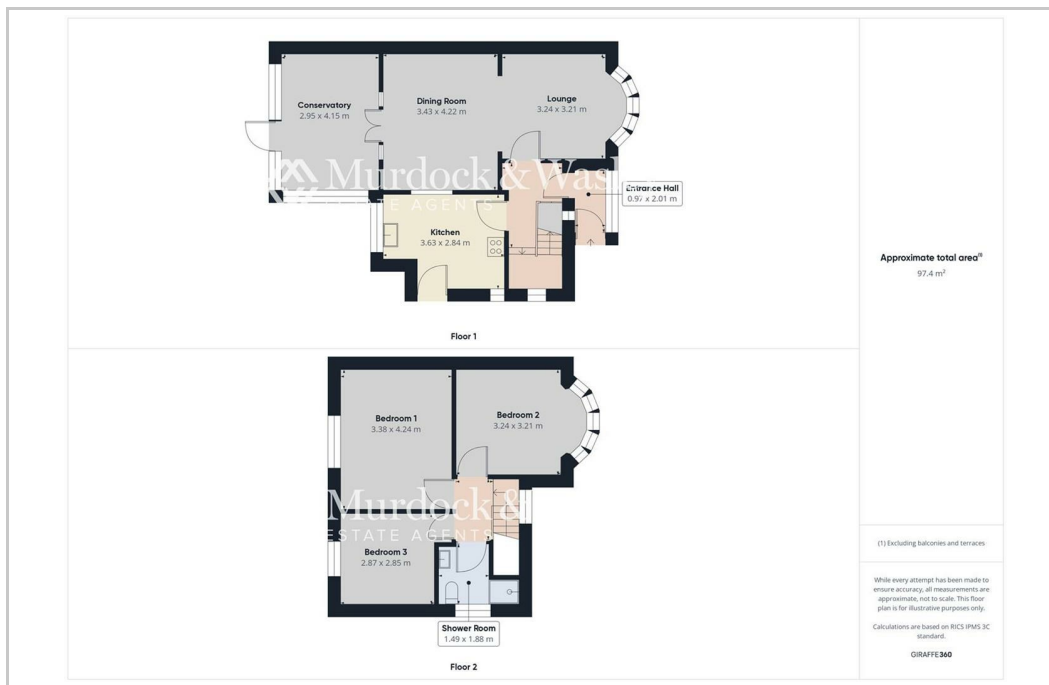
### Local Authority

Gloucester City Council

Council Tax Band: C

### Awaiting Vendor Approval

These 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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