



15 Penhill Road

, Matson, GL4 6AB

Offers in excess of £205,000



Murdock and Wasley Estate Agents are delighted to present this three-bedroom terraced house in Matson.

In need of some modernisation, this property offers an ideal opportunity for buyers looking to add their personal touch. Key features include a private driveway, a generously sized south-facing garden, a versatile layout, and proximity to local schools and amenities.



Entrance Hall

Accessed via composite door, radiator, stairs to first floor. Door to:

Lounge/ Diner

Tv points, power points, radiators, understairs storage cupboard, space for table and chairs. front and rear upvc double glazed windows.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over oven/grill, hob with extractor hood over, appliance points, power points. Space for washing machine. Worcester gas combination boiler, radiator, rear aspect upvc double glazed window and door leading to the garden. Door to:

Utility room

Space for fridge/freezer and tumble dryer. front aspect upvc double glazed window and door.

Landing

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

Bedroom One

Power points, radiator, built in storage cupboard, rear aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

Power points, radiator, built in storage cupboard, front aspect upvc double glazed window.

Bathroom

suite comprising: panelled bath with shower over, pedestal wash hand basin, radiator, fully tiled walls, front aspect upvc double glazed window.

Separate WC

W.C, full tiled walls. front aspect upvc double glazed window.

Outside

At the front of the property, a well-maintained gravel driveway provides convenient off-street parking for two vehicles, offering both accessibility and a welcoming approach.

To the rear, the property boasts a generously sized garden that's perfect for relaxation and outdoor activities. The lawn stretches across the entire space with a selection of mature trees, plants, and well shrubs and all enclosed by wood panel fencing.

Agent Note

Laing Easiform Construction.

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		73	
(69-80) C			
(55-68) D			
(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	

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