



11 Hartington Road

Gloucester, GL1 5TJ

Offers in excess of £240,000



A fantastic opportunity to purchase this spacious three-bedroom property, located in the popular Linden area. Offered with no onward chain, this home features two bathrooms and a generous rear garden, making it ideal for families, first-time buyers, or investors alike.



Entrance Hallway 13'10 x 2'11 (4.22m x 0.89m)

Approached via front door, stairs leading to first floor, door through to dining area.

Lounge 10'4 x 9'11 (3.15m x 3.02m)

Upvc double glazed windows to front, radiator, power points, television point, opening to:

Dining Area 11'2 x 11'2 (3.40m x 3.40m)

Upvc double glazed door to rear, radiator, power points, under stairs storage cupboard, door to:

Kitchen 12'9 x 7'3 (3.89m x 2.21m)

Upvc double glazed window to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, tiled flooring, partly tiled walls, wall mounted combination boiler.

Rear Lobby 4'7 x 2'10 (1.40m x 0.86m)

Door leading to rear garden, storage cupboard, door to:

Bathroom 6'4 x 5'5 (1.93m x 1.65m)

Upvc double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, tiled flooring.

First Floor Landing 11'3 x 4'7 (3.43m x 1.40m)

Access to loft, doors to all rooms.

Bedroom 1 13'1 x 10'8 (3.99m x 3.25m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 12'9 x 7'4 (3.89m x 2.24m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 8'6 x 7'5 (2.59m x 2.26m)

Upvc double glazed windows to rear, radiator, power points.

Shower Room 8'7 x 3'7 (2.62m x 1.09m)

Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

