



# 83 Juniper Avenue

Matson, Gloucester, GL4 6AS

£185,000







Murdock & Wasley Estate Agents are pleased to present this well-proportioned two double bedroom home to the open market. Ideally located in a popular area close to local amenities and a short walk from Robinswood Primary Academy, this property is perfectly suited for families, first-time buyers, or investors alike.

The accommodation offers spacious living throughout and comprises: entrance hall, a bright and airy lounge and a modern kitchen. Upstairs, the property features two generously sized bedrooms and a family bathroom.



# Entrance Hall 10'4 x 3'1 (3.15m x 0.94m)

Accessed via upvc door, radiator, stairs to first floor with storage cupboards beneath. Door leads off:

# Lounge/Diner 18'11 x 9'2 (5.77m x 2.79m)

Tv point, power point, radiator, front aspect upvc double glazed window and French doors to the rear leading out into the garden.

# Kitchen 8'4 x 7'4 (2.54m x 2.24m)

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap over. Oven/grill with four ring induction hob and extractor hood over. Appliance points, power points. Space for washing machine and tumble dryer. Rear aspect upvc double glazed window and door leading to the garden.

# Landing 5'10 x 3'3 (1.78m x 0.99m)

Access to loft space via hatch. Doors lead off.

# Bedroom One 13'11 x 7'5 (4.24m x 2.26m)

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

# Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)

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

## Bathroom 5'10 x 5'5 (1.78m x 1.65m)

Suite comprising: panelled bath with shower over, vanity wash hand basin with storage below and mixer

tap over, low-level wc, heated towel rail, panelled walls. Rear aspect upvc double glazed window.

#### Outside

The front of the property features a low-maintenance gravel garden with a paved patio pathway leading to the front entrance, creating a welcoming and tidy appearance.

To the rear, the property boasts a spacious, low-maintenance garden laid with flagstone patio slabs and enclosed by wooden panel fencing for privacy. The current metal dog cages will be removed, reinstating a convenient off-street parking space.

#### Tenure

Freehold

#### **Services**

Mains water, gas, electricity & drainage.

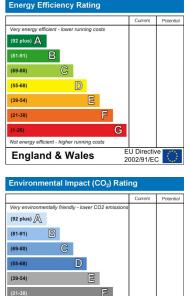
### **Local Authority**

Gloucester City Council Council tax band: A

## **Awaiting Local Authority**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





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**England & Wales** 

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