



## 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.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (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 <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.

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

GLoucester 01452 682952 WWW.MWEA.CO.UK

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

