



25 Armscroft Gardens

Elmbridge, Gloucester, GL2 0RT

Offers in the region of £230,000



Tucked away at the end of a quiet and popular cul-de-sac in the sought-after Elmbridge area, this delightful two double bedroom terraced home is an ideal choice for first-time buyers.

Offered chain-free, the property features an entrance hallway, kitchen, lounge/diner, two double bedrooms & bathrooms. We also have a garage which has been mainly converted into another room & parking.

Well-positioned for local amenities, schools, and transport links, this home offers comfort, practicality, and potential – a fantastic opportunity to take that first step onto the property ladder.



Entrance Hall

Accessed via upvc double glazed door, power point, radiator, stairs to first floor landing, understairs storage cupboard, laminate flooring. Opening to:

Kitchen

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, roll edge worksurfaces. Appliance points, power points with USB sockets, integral cooker, four ring electric hob with extractor hood over, space for fridge, freezer and dishwasher. Partly tiled walls, laminate flooring, coving, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, two radiators, space for dining table and chairs, laminate flooring, coving, rear aspect upvc double glazed French doors leading to the garden.

Garage Conversion

Landing

Power point, coving, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, storage cupboard, laminate flooring, coving, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, laminate, coving, rear aspect upvc frosted double glazed window.

Outside

At the front of the property, a driveway offers off-road parking and leads to a garage with an up-and-over door. Wrought iron gates provide access to the front door.

To the rear of the property is a low-maintenance, enclosed garden that includes a patio area sheltered by a pergola, ideal for outdoor seating. This leads to a raised bed filled with wooden chippings.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold.

Local Authority

Gloucester City Council.
Council Tax 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		90
(81-91) B		
(69-80) C	71	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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