



## 37 Wheatway

Abbeydale, Gloucester, GL4 5ET

**Offers in excess of £140,000**



Murdock & Wasley Estate Agents are pleased to bring to the open market this superb one-bedroom maisonette, ideally located in a sought-after area.

The property offers generously proportioned accommodation throughout, a designated off-road parking space, and boasts a strong rental history, making it an ideal opportunity for both first-time buyers and investors alike.

Early viewing is highly recommended to avoid disappointment.



## Entrance Hall

Accessed via upvc double glazed door. Power points, electric radiator, stairs to first floor:

## Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, cooker with extractor hood over, washing machine and fridge/ freezer. Partly tiled walls, vinyl flooring, door to storage cupboard, rear aspect upvc double glazed window.

## Lounge/ Diner

Tv point, telephone point, power points, electric radiator, space for table, front and rear aspect upvc double glazed windows.

## Bedroom

Power points, electric radiator, front aspect upvc double glazed window.

## Bathroom

Suite comprising step in shower cubicle with electric shower, pedestal wash hand basin, low level wc, vinyl flooring, rear aspect upvc double glazed window.

## Outside

To the front of the property is a shared driveway with one designated off road parking space.

## Tenure & Charges

Leasehold (999 years from 2025)

No charges.

## Agents Note

- In due course, when the ground floor maisonette is sold, the plan would be to transfer the freehold to the owners of the 2 maisonettes.

- The main structure including the roof & any other common parts will be subject to a joint maintenance liability between the 2 flats.

## Services

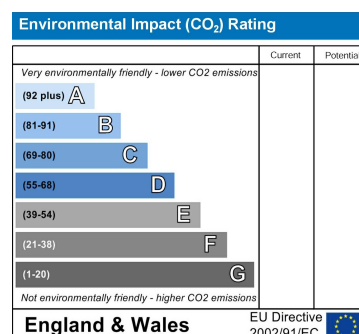
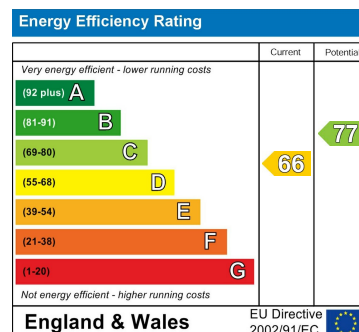
Mains water, electricity and drainage.

## 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.



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

