



13 Armscroft Gardens

Elmbridge, Gloucester, GL2 0RT

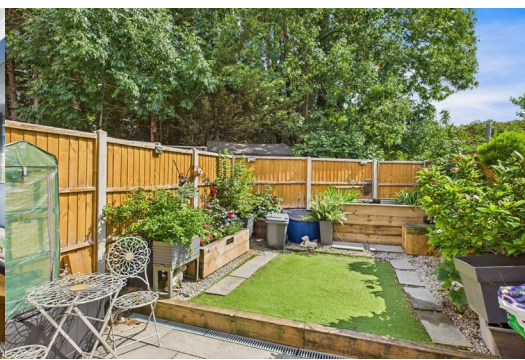
£235,000



We are delighted to bring to the market this well-presented two bedroom end terrace home situated in the ever-popular Elmbridge area.

The property is offered in good condition throughout and benefits from a garage, making it ideal for first-time buyers, downsizers or investors alike.

Positioned in a convenient location close to local amenities, schools, and transport links, early viewing is highly recommended to avoid disappointment.



Entrance Hallway

Accessed via double glazed door composite front door, power point, radiator, stairs to first floor landing, under stairs storage cupboard. 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, 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

Upvc double glazed sliding doors to rear, television point, radiator, power points, air con unit, laminate flooring.

First Floor Landing

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

Bedroom 1

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

Bedroom 2

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

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan.

Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn. Gated side access.

Garage

Accessed via electric door, power & lighting.

Tenure

Freehold.

Services

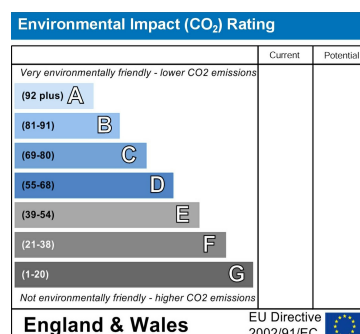
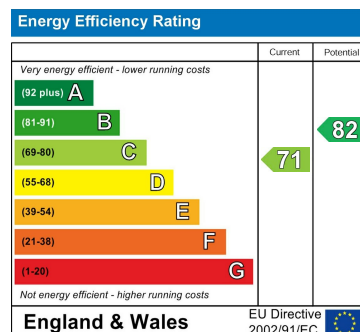
Mains water, gas, electricity & drainage.

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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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