



43 Alexandra Road

Gloucester, GL1 3DR

£365,000



Murdock & Wasley Estate Agents are pleased to present this four-bedroom detached family home, ideally located within walking distance of the city centre, hospital, railway station, and top achieving grammar schools.

Offered with no onward chain, the property features spacious and versatile accommodation, including two reception rooms and four double bedrooms. Further benefits include an enclosed rear garden, off-road parking, and a garage.

With its desirable location and generous living space, we expect this property to attract significant interest and therefore strongly recommend an early viewing.



Entrance Hall

Accessed via upvc double glazed door, power point, radiator, under stairs storage cupboard. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker and washing machine. Airing cupboard housing the Vaillant gas fired combination boiler, radiator, rear aspect upvc double glazed window and side aspect upvc double glazed door to garden.

Dining Room

Telephone point, power points, radiator, front aspect upvc double glazed window.

Lounge

Tv point, power points, radiator, feature fireplace, dado rail, rear aspect upvc double glazed doors leading to the garden.

Landing

Access to loft space, wooden door to storage cupboard. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Suite comprising panelled bath with electric shower over, vanity wash hand basin with storage below and mixer tap over. Heated towel rail, fully tiled walls, vinyl flooring, front aspect upvc double glazed window.

WC

Low level wc, vinyl flooring, side aspect upvc double glazed window.

Outside

The front of the property is enclosed by brick walling and offers a single off-road parking space, along with an additional gravelled area that leads to the garage, accessed via an up-and-over door.

A wooden gate provides convenient side access to the rear.

The rear of the property benefits from a private courtyard garden, mainly laid to gravel and enclosed by a combination of brick walling and wooden panel fencing.

Local Authority

Gloucester City Council
Council Tax Band: E

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

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.



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		
	64	77
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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