



1 St. Oswalds Road

Gloucester, GL1 2SG

Offers in excess of £550,000



Murdock & Wasley Estate Agents are delighted to present this striking 1930s Art Deco-style home, perfectly placed within easy reach of fantastic Grammar schools, the Royal Hospital, and the railway station, ideal for busy family life and convenient commuting.

Behind its distinctive façade, the property offers an abundance of space and character. Five well-appointed bedrooms, including two with en-suite facilities, provide comfort and privacy for the whole family, while two inviting reception rooms create the perfect settings for entertaining or relaxing at the end of the day.

Outside, the enclosed rear garden offers a private retreat, ideal for children to play or for entertaining.

This is a home that combines style, practicality, and a convenient location, we highly recommend arranging an early viewing to experience it for yourself.



Porch

Access via composite double glazed door, quarry tiled flooring. Door to:

Entrance Hall

Power points, telephone point, wall mounted radiator, stairs to first floor landing, tiled flooring, inset ceiling spotlights. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, electric radiator, tiled flooring, wooden door to under stairs storage cupboard, side aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, induction hob with extractor over, integral dishwasher and fridge/ freezer. Space for dining table, tiled flooring, Vaillant gas fired combination boiler, inset ceiling spotlights, front and side aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, two wall mounted radiators, tiled flooring, front and side aspect double glazed windows, rear aspect upvc double glazed French doors to the garden.

Hallway

Power points, tiled flooring, wall mounted radiator, side aspect upvc double glazed door to garden. Doors lead off:

Bedroom Five

Tv point, power points, underfloor heating, rear aspect upvc double glazed window and side aspect upvc double glazed French doors to garden. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin. Heated towel rail, tiled flooring with underfloor heating, shaver point, side aspect upvc double glazed window.

Utility

Appliance points, power points, space for washing machine and tumble drier. Wall mounted wash hand basin with electric water heater, vinyl flooring, roof lantern, front and rear aspect upvc double glazed doors.

Landing

Power points, radiator, Velux roof light, rear aspect upvc double glazed window. Doors lead off:

Master Bedroom

Power points, wall mounted radiator, built in wardrobe, side aspect upvc double glazed window, rear aspect French doors leading to the balcony. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls, mirror with lighting, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Suite comprising freestanding bath, step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin. Heated towel rail, fully tiled walls, side aspect upvc double glazed window.

Outside

To the front of the property, a generous gravel driveway offers ample off-road parking, complemented by a block-paved pathway that leads to the front porch. The pathway continues seamlessly around both sides of the property, providing convenient access to the rear garden. The outdoor space is enclosed by wooden fencing and beautifully framed with raised flower beds, mature trees, and established shrubs.

To the rear, the property boasts a beautifully enclosed garden, complete with a neatly laid lawn, raised flower beds, and a block-paved patio ideal for alfresco dining or relaxation. To the side, a further block-paved area provides additional space and houses two wooden sheds.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

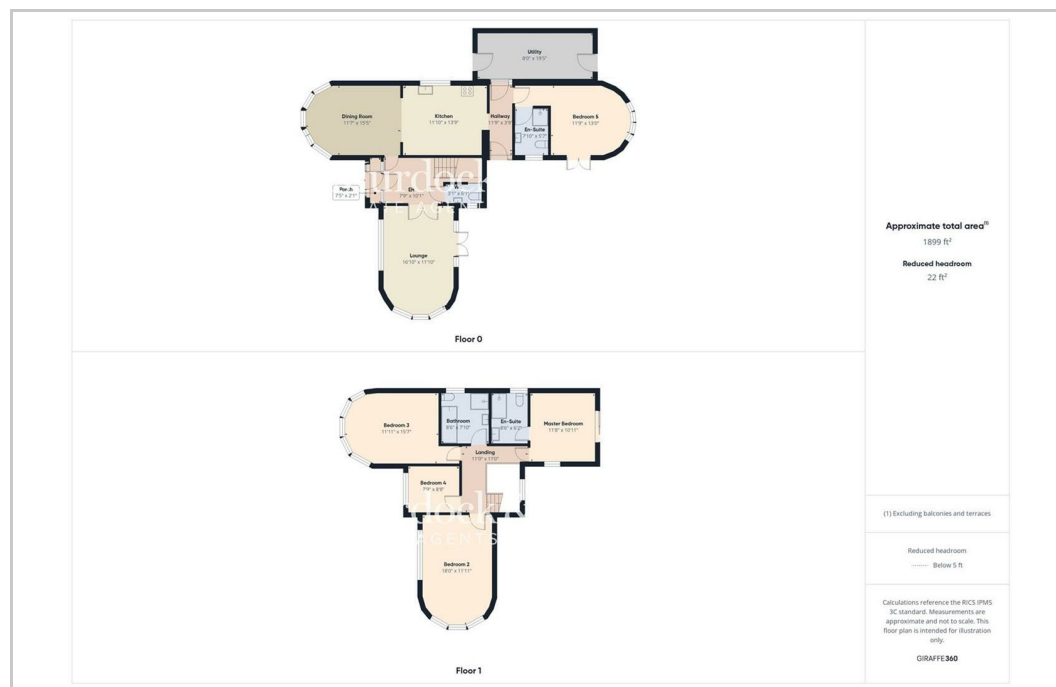
Local Authority

Gloucester City Council

Council Tax Band: E

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		
	59	73
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

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.

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

