



## 32 Clement Street

, Gloucester, GL1 4JW

**£180,000**



Looking for your first home or a potential buy-to-let investment? Then look no further. Situated on the outskirts of the city centre, this two/three bedroom terraced property offers excellent versatility and convenience.

Currently arranged as a two-bedroom home with the option of a third, the property is well positioned for easy access to local amenities, transport links, and the city centre. Being sold with no onward chain, it represents a fantastic opportunity for both first-time buyers and investors alike.



## Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs to first floor, door to dining area.

## Dining Area

Upvc double glazed windows to rear, radiator, power points, under stairs storage cupboard, door to lounge/ bedroom. Door also to kitchen.

## Kitchen

Upvc double glazed window & door to side, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for appliances, wall mounted combination boiler, partly tiled walls.

## Lounge/ ( Bedroom 3 Currently)

Upvc double glazed windows to front, radiator, power points, television point.

## First Floor Landing

Access to loft, doors to two bedrooms & bathroom.

## Bedroom 1

Upvc double glazed windows to front, radiator, power points.

## Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

## Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

## Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

## Tenure

Freehold.

## Services

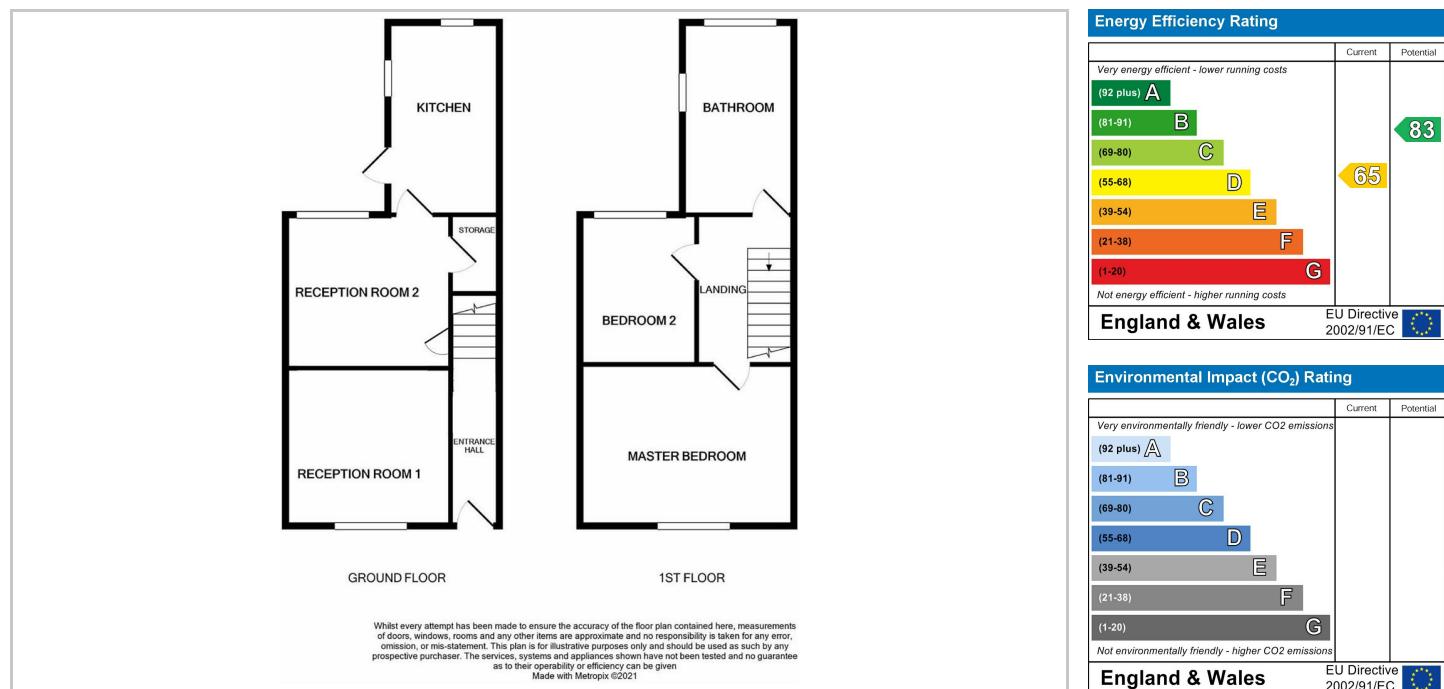
Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- 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.



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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