



15 Reservoir Road

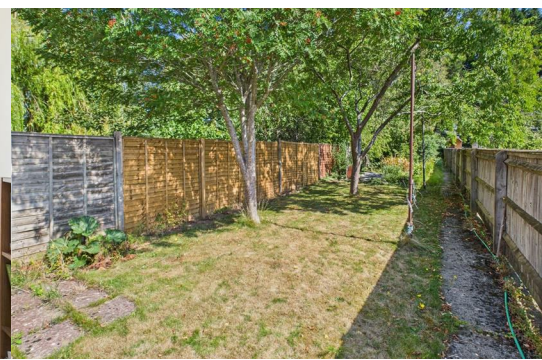
Gloucester, GL4 6RW

Offers over £250,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom semi-detached house, offered to the market with no onward chain. Situated in a popular and convenient location close to local amenities, the property offers spacious and versatile accommodation throughout, ideal for those looking to modernise and create a home tailored to their own style and preferences.

Inside, you'll find an open plan lounge/diner, a separate kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, the property boasts an impressive enclosed rear garden of approximately 150ft, along with a driveway providing convenient off-road parking.



Entrance Porch

Accessed via aluminium glazed door. Door to:

Hallway

Power point, radiator, stairs to first floor landing, coving. Door to:

Lounge/Diner

Tv point, power points, two radiators, two feature fireplaces, space for dining table and chairs, coving, front and rear aspect aluminium single glazed window. Door to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge/freezer, washing machine and tumble dryer. Partly tiled walls, gas fired boiler, understairs storage cupboard, coving, side aspect glazed window and aluminium glazed door.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect aluminium single glazed window.

Bedroom Two

Power points, radiator, rear aspect aluminium single glazed window.

Bedroom Three

Power points, radiator, rear aspect aluminium single glazed window.

Bathroom

Suite comprising step in shower cubicle with shower off the mains over, panelled bath, low level wc, pedestal wash hand basin. Partly tiled walls, heated towel rail, vinyl flooring, side aspect upvc single glazed window.

Outside

At the front of the property there is a spacious driveway providing off road parking which leads to the front door.

To the side, a wooden gate provides access to the rear garden.

To the rear of the property lies an impressive south-east facing garden extending approximately 150ft. Arranged with a variety of areas, it features a greenhouse, outdoor sheds, and a convenient store with a low level wc. There is a flat lawn and mature trees and shrubs throughout, all fully enclosed by wooden fencing for privacy.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: B

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		
	51	70
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.

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