



12 St. James Street

, Gloucester, GL1 4JS

£195,000



Murdock & Wasley Estate Agents are pleased to offer this well-presented two double bedroom terraced property, ideally located close to Gloucester city centre and local amenities. Downstairs the property features a kitchen, two reception rooms and family bathroom, whilst upstairs there are two spacious double bedrooms. Benefits include gas central heating and majority double glazing, making it an ideal first-time buy or investment opportunity.



Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Doors lead off:

Sitting Room

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

Dining Room

Power points, radiator, door to understairs storage cupboard, rear aspect double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Space for cooker and washing, side aspect upvc double glazed window and door to garden.

Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower attachment. Radiator, vinyl flooring, side aspect upvc double glazed window.

Landing

Bedroom One

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

Bedroom Two

Power points, radiator, upvc double glazed window.

Outside

Mainly laid to lawn, with patio and decked area, enclosed by timber panel fencing and brick walling.

Local Authority

Gloucester City Council
Council Tax Band: A

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		
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.

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