



171 Stroud Road

, Gloucester, GL1 5JT

Offers in excess of £215,000



Murdock & Wasley Estate Agents are delighted to present this beautifully refurbished three-bedroom terrace home, located within easy reach of Gloucester City Centre and the popular Gloucester Quays. Having undergone a complete transformation throughout, this property is presented in immaculate condition and offers modern, stylish living ready for immediate occupation. With three generous bedrooms, a private enclosed rear garden, and being offered chain free, this home is perfect for first-time buyers or buy-to-let investors alike.



Entrance Hall

Approached via Upvc double glazed front door, door through to:

Open Plan Lounge/Diner/Kitchen

Upvc double glazed windows to front & Upvc double glazed windows & door to rear, two radiators, multiple power points, eye & base level units with roll edge work tops, sink/drain, electric oven with induction & hood, space for appliances, power points, recessed down lights, majority laid to newly fitted carpet, partly laid to tiled flooring.

Bathroom

Upvc double glazed windows to rear, sky light, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to rear, wall mounted combination boiler, radiator, power points.

Bedroom 3

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

Rear Garden

Fully renovated rear garden which is mainly laid to lawn.

Tenure

Freehold.

Services

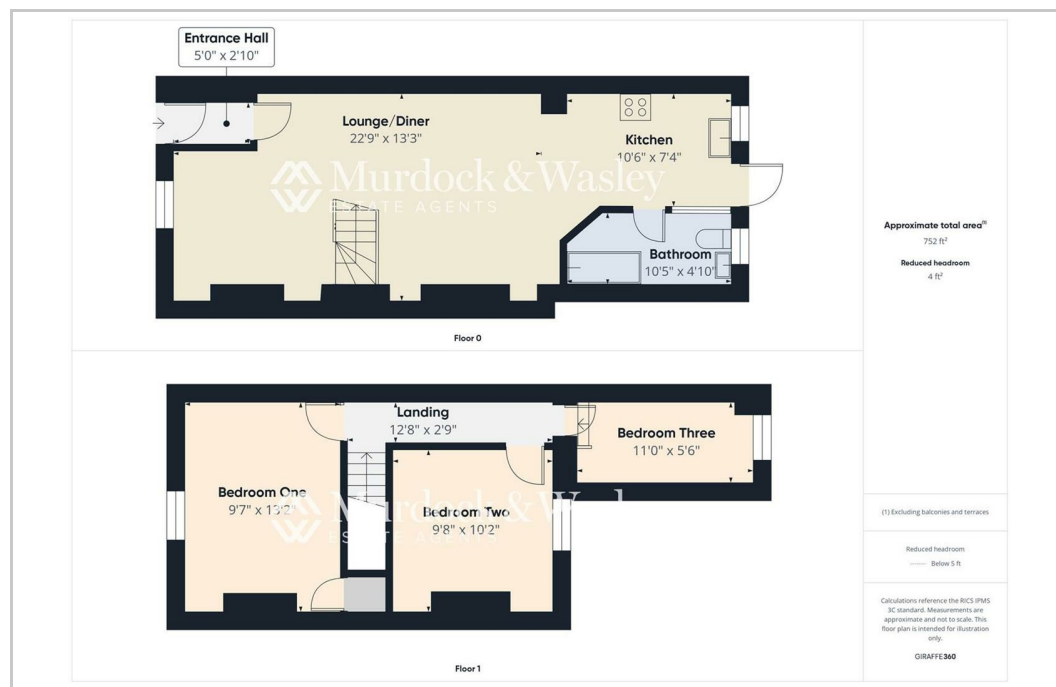
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These 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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