



33 Oakleaze

, Gloucester, GL2 0LG

Offers in excess of £275,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended four-bedroom semi-detached house, ideally situated in a popular location close to highly regarded schools and excellent transport links.

Offered for sale with no onward chain, the property provides spacious and versatile accommodation, an enclosed garden, garage, and driveway. While requiring full modernisation throughout, it presents a fantastic opportunity for buyers looking to create a superb family home tailored to their own style and needs.



Porch

Accessed via upvc frosted double glazed door. Front and side aspect upvc double glazed windows. Door to:

Entrance Hall

Power points, telephone point, radiator, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over. Space for fridge/freezer, partly tiled walls, radiator, door to under storage cupboard, rear aspect upvc double glazed window. Door to:

Dining Room

Power points, radiator, rear aspect upvc double glazed French doors. Door to:

Lounge

Tv point, power points, feature fireplace with gas fire inset, front aspect upvc double glazed window.

Hallway

Door to driveway, garden and garage. Door to:

Utility

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, space for washing machine and tumble drier, rear aspect glazed window.

Landing

Doors lead off:

Bedroom One

Base mounted unit with stainless steel sink unit, power points, radiator, side and rear aspect windows.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Power points, radiator, built in wardrobe, door to airing cupboard housing the gas fired Glow Worm boiler, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Radiator, rear aspect frosted double glazed window.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, leading to a garage with an up-and-over door, power, and lighting.

To the rear is a generous garden featuring a combination of paved and artificial lawn areas, ideal for outdoor entertaining and family enjoyment. The garden also includes raised flower beds, mature trees, and enclosed fencing for added privacy, offering excellent potential for further landscaping or personalisation.

Agents Note

This property is of Laing Easiform which is a type of non-standard construction. We recommend that you consult with your lender or mortgage advisor prior to submitting a mortgage application.

Tenure

Freehold

Services

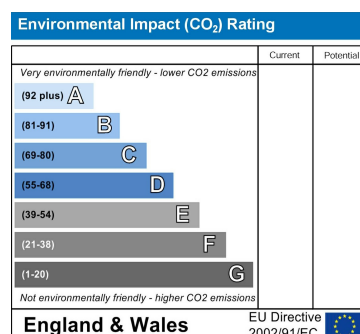
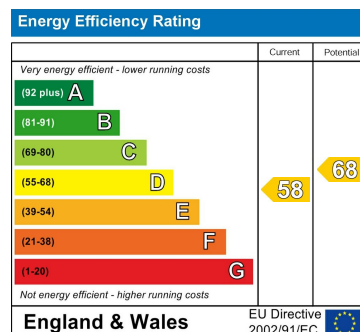
Mains water, drainage, gas and electric.

Local Authority

Gloucester City Council
Council Tax Band: B

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.



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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