



26 Sandalwood Drive

Gloucester, GL2 5XD

Offers in excess of £257,500



We are delighted to welcome to the open market this well presented terrace home, perfectly positioned in a quiet and sought-after cul-de-sac in Hempsted.

Ideally suited for first-time buyers, this much-loved home must be viewed early to be fully appreciated.

The accommodation comprises: entrance hallway, cloakroom, spacious living room, and a kitchen/diner on the ground floor. Upstairs offers three generous bedrooms and a well-appointed family bathroom.

Outside, the property benefits from a private and enclosed rear garden, with allocated parking conveniently located to the rear.



Entrance Hallway

Approached via newly fitted front door, radiator, laminate flooring, stairs leading to first floor, doors to both cloakroom & lounge.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, towel rail, partly tiled walls.

Lounge

Upvc double glazed windows to front, radiator, power points, under stairs storage space, television point, double doors through to:

Open Plan Kitchen/Diner

Upvc double glazed windows to front, sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, tiled flooring, radiator, power points, gas combination boiler (fitted 2023)

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

An enclosed area which is partly paved with an area laid to lawn. Gated rear access to the parking.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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		
	66	81
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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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