



2 Painswick Road

Gloucester, GL4 6PW

£229,950



Murdock & Wasley Estate Agents are proud to present this three-bedroom semi-detached home, offering an exceptional opportunity for modernisation and potential expansion, including the possibility of a building plot, subject to obtaining the necessary planning permissions.

Available with no onward chain, this property is an ideal investment or project for those looking to add value. Early viewing is strongly advised to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, radiator, coving, stairs to first floor landing. Door to:

Lounge/ Diner

Tv point, telephone point, power points, radiator, feature fireplace with an electric fire inset, space for dining table, front and rear aspect upvc double glazed windows.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Space for cooker, fridge/ freezer, washing machine and dishwasher. Radiator, laminate flooring, under stairs storage cupboard, side aspect upvc double glazed window and aluminium double glazed door to garden. Opening to:

Pantry

Side aspect window.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, two front aspect aluminium double glazed windows.

Bedroom Two

Power points, radiator, Worcester gas fired boiler, rear aspect aluminium double glazed window.

Bedroom Three

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

Bathroom

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Tiled walls, side aspect glazed window.

Outside

To the side of the property is a derelict double garage, previously used as a car mechanics workshop, offering an excellent opportunity for extension or the potential to develop an additional property, subject to obtaining the necessary planning permissions.

A wooden side gate provides convenient access from the front to the rear garden.

The generous rear garden features a patio, a flat lawn, an outside WC, a bird aviary, a pond, and three garden sheds, providing a versatile and inviting outdoor space.

Tenure

Freehold

Services

Mains water, gas, electricity and 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		
	60	78
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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