



63 Sisson Road

, Gloucester, GL2 0RJ

Guide price £250,000



Murdock and Wasley are proud to present this immaculately presented, extended, two bedroom home on Sisson Road. This home boasts spacious living accommodation throughout, comprising of, Lounge, Kitchen, Dining Area, Two bedrooms and family bathroom.

To the rear of the property there is a low maintenance, enclosed garden. To the front there is off road parking for two vehicles.

Perfect for first time buyers and investors.



Entrance Porch

Accessed via a Double Glazed composite door, UPVC double glazed wooden door leading into the lounge.

Lounge

Powerpoints, radiator, UPVC Double Glazed wooden door leading to kitchen, stairs leading to first floor, UPVC Double Glazed window.

Kitchen

Range of wall, base and drawer mounted units, sink and drainer with mixer tap over, integrated oven with four ring gas hob with extractor hood over. Power points, wall mounted radiator. Space for fridge freezer, space for washing machine, Open plan leading onto dining area.

Dining Area

Powerpoints, radiator, UPVC Double glazed French Doors and Windows leading to enclosed rear garden.

Bedroom One

Powerpoints, Radiator, UPVC Double Glazed Window.

Bedroom Two

Powerpoints, Radiator, built in storage cupboard, UPVC Double Glazed Window

Bathroom

Tiled Walls, Suite comprising low level wc, panelled bath with taps and shower over, hand wash basin with mixer taps over and storage below, wall mounted heated towel rail.

Outside

To the front, two parking spaces leading onto block paved front garden area.

To the rear, Patio area for table and entertaining space, leading onto turfed garden with pathway running through it, small raised bed with patio area at the back for shed and gate for rear access.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Local Authority

Gloucester County 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		
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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

