



10 Sudgrove Park

Abbeymead, GL4 4XS

£315,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this superb opportunity to acquire a beautifully presented three-bedroom end-of-terrace home, occupying a generous corner plot and benefiting from planning permission for the construction of an additional two-bedroom property attached to the side. This creates an exceptional investment opportunity, while the existing home is well maintained throughout and features bright and modern living spaces arranged over two floors.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, power points, radiator, bespoke understairs storage cupboards, wall panelling, front aspect upvc double glazed window. Opening to:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, double oven/ grill with four ring gas hob and extractor hood over. Space for fridge/ freezer, washing machine, dishwasher and dining table. Breakfast bar, radiator, Vaillant gas fired combination boiler, wall panelling, coving, rear aspect upvc double glazed window and French doors leading to the garden.

Landing

Access to loft space with drop down ladder, wooden door to airing cupboard. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, wooden door storage cupboard, dado rail, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity unit with concealed wc and wash hand basin. Heated towel rail, partly tiled walls, tiled flooring, vinyl flooring, side aspect upvc double glazed window.

Outside

To the front of the property is a spacious gravelled driveway providing off-road parking for multiple vehicles. A wooden gate to the side offers convenient access to the rear garden.

To the rear is an enclosed garden featuring a gravelled patio area, ideal for outdoor dining, which leads onto a generous flat lawn perfect for children's play or relaxation.

Plot

More information can be found using the Gloucester Planning Portal using REF: 22/01081/FUL

We are advised that the property has granted permission to build an attached two bedroom dwelling to the side of number 10.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: C

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

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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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