



49 Norbury Avenue

Matson, Gloucester, GL4 6AF

Offers in excess of £225,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom end-of-terrace house, ideally located close to a range of local amenities.

The property offers generous living space, including an open plan kitchen/dining area, a utility room, three bedrooms, a family bathroom, and a separate wc. Outside, you'll find a low-maintenance enclosed rear garden and a spacious driveway providing off-road parking for up to three vehicles.



Entrance Hall

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

Lounge/Dining Area

Power points, radiator, feature fireplace, two radiators, understairs storage cupboard, space for dining table and chairs, side aspect upvc double glazed window and rear aspect upvc double glazed window. Door to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring electric hob with extractor hood over, fridge/freezer. Partly tiled walls, radiator, rear aspect upvc double glazed windows and door leading to the garden. Door to:

Utility

Drawer and wall mounted units, laminate worktop, space for washing machine, dishwasher, tumble dryer and fridge. Radiator, front aspect upvc frosted double glazed door to:

Porch

Front aspect upvc double glazed door and window and side aspect upvc double glazed window.

Landing

Telephone point, access to loft space, front aspect upvc double glazed window.

Bedroom One

Power points, radiator, fitted wardrobe, door to storage cupboard, rear aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Panelled bath with shower off the mains over, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, mirrored vanity cupboard, heated towel rail, front aspect upvc frosted double glazed window.

WC

Low level wc, partly tiled walls, radiator, front aspect upvc double glazed window.

Outside

To the front of the property there is a tarmac driveway providing off road parking for three vehicles.

At the side there is a wooden gate for convenient access to the rear garden.

To the rear is a low-maintenance garden featuring an artificial lawn and a paved pathway running through the centre, leading to a patio area ideal for a table and chairs.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council,
Council Tax Band: A

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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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