



## 40 Shelduck Road

Quedgeley, Gloucester, GL2 4LQ

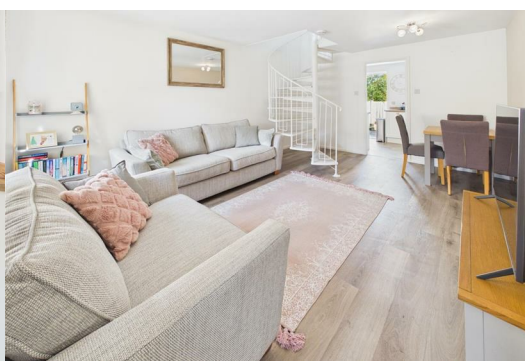
**£240,000**



Murdock & Wasley Estate Agents are pleased to welcome to the market this superbly presented two-bedroom mid terrace house. Perfectly suited to first-time buyers, young professionals, investors, this spacious property offers practical living in a desirable location.

The accommodation comprises: entrance hallway, modern kitchen, living/dining area, two double bedrooms, and a family bathroom.

Externally, the property enjoys a private, low maintenance, enclosed rear garden ideal for outdoor entertaining. As well as off-road parking for two cars.



### Entrance Hallway

Approached via upvc double glazed front door, storage cupboard. Door to:

### Lounge/Diner

Television point, two radiators, power points, laminate flooring, spiral staircase to first floor, front aspect upvc double glazed window. Door to:

### Kitchen

Range of base, wall and drawer mounted units with roll edge work surfaces, sink unit with mixer tap over. Appliance points, power points, electric oven with gas hob and extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Partly tiled wall, recessed down lights, laminate flooring, cupboard housing Worcester gas fired combination boiler, rear aspect upvc double glazed window and door to garden.

### Landing

Storage cupboard. Doors lead off:

### Bedroom One

Tv point, power points, radiator, built in wardrobes, access to loft via hatch, front aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc and pedestal wash hand basin. Heated towel rail, partly tiled walls and laminate flooring.

### Outside

To the front of the property is a driveway providing off-road parking for two vehicles.

To the rear, a spacious patio leads onto a lawn. A further decorative stoned area provides an ideal space for outdoor dining and entertaining.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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