



## 102 The Holly Grove

Quedgeley, Gloucester, GL2 4UX

**Offers in excess of £225,000**



We are delighted to welcome to the market this perfect starter home, tucked away at the end of a highly sought-after cul-de-sac. Presented to an excellent standard throughout, this property is truly ready to move into, and early viewing is quite simply essential. Internal living accommodation comprises: entrance hall, kitchen, lounge/diner, two double bedrooms, and a modern fitted bathroom.

Additional benefits include parking to the front & an enclosed private garden to rear.



## Entrance

Approached via double glazed front door, radiator, laminate wood flooring, under-stairs storage cupboard, power points, and opening through to the lounge/diner and kitchen.

## Kitchen

Upvc double glazed window to the front, eye and base level units with roll-edge worktops, sink/drain, electric oven with induction hob and hood, space for appliances, partly tiled walls, wall-mounted combination boiler, laminate wood flooring, and power points.

## Lounge/Diner

Upvc double glazed French doors to the rear, television point, power points, laminate flooring, radiator, and stairs leading to the first floor.

## First Floor Landing

Access to loft via hatch, with doors leading to both bedrooms and the bathroom.

## Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

## Bedroom 2

Upvc double glazed windows & front, radiator, storage cupboard.

## Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

## Rear Garden

An enclosed garden that is partly paved with an area laid to lawn, and benefits from gated side access.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- 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			88
(81-91) B			
(69-80) C		72	
(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.

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

