



31 Hartley Gardens

Gloucester, GL4 4PJ

Offers in excess of £215,000



Murdock & Wasley Estate Agents are delighted to offer to the market this two bedroom mid-terrace house. Perfect for first-time buyers or investors, the property features a spacious open plan lounge/diner, a separate kitchen, and the added convenience of a downstairs cloakroom.

Upstairs, there are two well-proportioned bedrooms, with the master bedroom benefiting from a converted walk-in wardrobe, providing excellent storage space. Outside, the low-maintenance rear garden offers a private area to relax or entertain. Additionally, the property includes an allocated off-road parking space located directly opposite.



Entrance Hall

Accessed via composite door, telephone point, power points, radiator, laminate flooring. Opening to:

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer and washing machine. Partly tiled walls, front aspect upvc double glazed window.

Cloakroom

Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, front aspect upvc frosted double glazed window.

Lounge

Tv point, power points, radiator, stairs to first floor landing, rear aspect upvc double glazed window and door leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Tv point, power points, radiator, door to walk-in wardrobe, with plumbing in place for potential conversion to an ensuite, rear aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, shaver point, mirrored vanity cupboard, front aspect upvc frosted double glazed window.

Outside

At the front of the property, a paved pathway leads to the front door, which is sheltered by a canopy porch. Directly opposite, there is an allocated off-road parking space.

To the rear of the property is a low-maintenance garden featuring a spacious paved patio area, ideal for outdoor furniture and entertaining. The space is enclosed by wooden fencing for added privacy and also includes a small shed for storage, along with a separate section enclosed by a picket fence.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

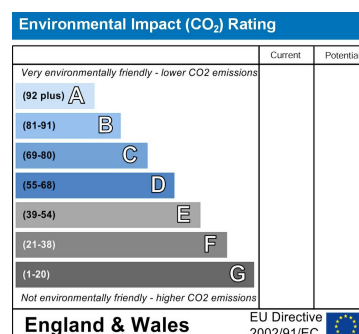
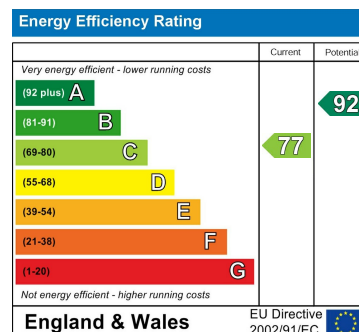
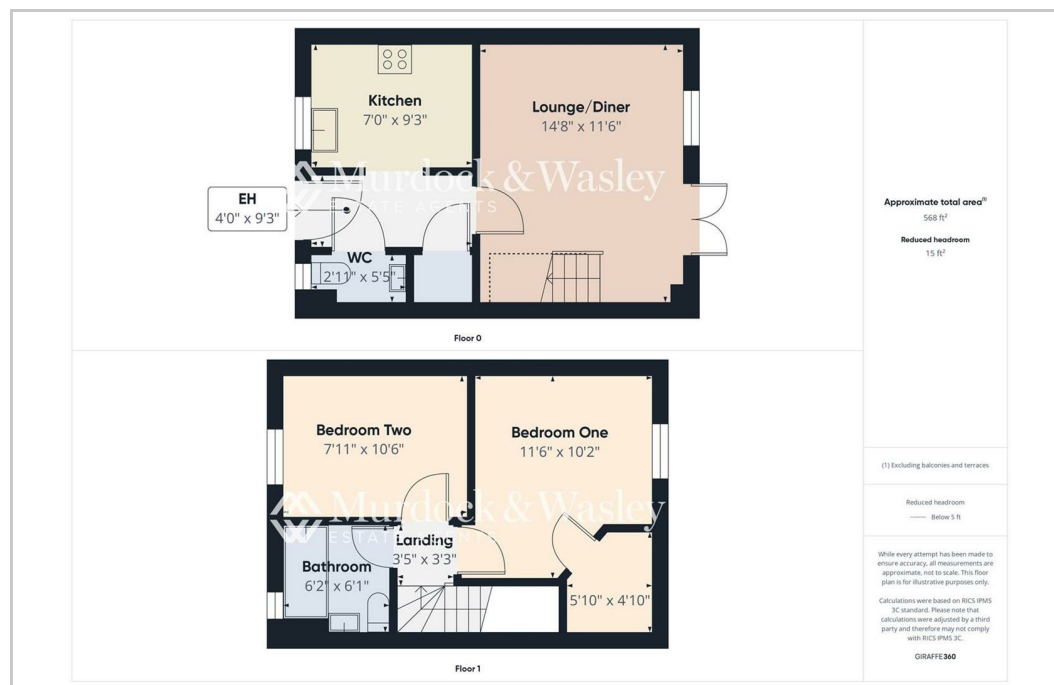
Local Authority

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.



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