



## 93 Cecil Road

Linden, Gloucester, GL1 5HG

**£180,000**



Murdock & Wasley Estate Agents are pleased to present this three bedroom mid-terrace home, ideally located in a popular and central area. The property offers spacious accommodation and includes a versatile layout, with a bathroom conveniently situated on the ground floor.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to modernise and add value. It is well suited to first-time buyers, investors, or those seeking a project.



### Entrance Hall

Accessed via upvc double glazed door, Doors lead off:

### Lounge

Power points, feature fireplace with surround, front aspect upvc double glazed window.

### Dining Room

Power points, door to stairs leading to landing, rear aspect upvc double glazed window, Door leads off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Space for cooker, appliances fridge, freezer and washing machine, side aspect upvc double glazed window.

Door leads to:

### Internal Hallway

Door to airing cupboard, side aspect upvc double glazed door leading to garden.

Door leads off:

### Bathroom

Suite comprising level level wc, pedestal wash hand basin with taps over, panelled bath with taps over, side aspect upvc double glazed window.

### Landing

Doors lead off:

### Bedroom One

Power points, built in wardrobe, front aspect upvc double glazed windows.

### Bedroom Two

Power points, ornate fireplace, door to storage, rear aspect upvc double glazed window.

### Bedroom Three

Power points, rear aspect upvc double glazed window.

### Outside

To the front of the property a small courtyard garden is enclosed by a low level wall.

To the rear of the property a garden laid to lawn is enclosed by wooden fencing.

### Services

Mains water, electricity & drainage.

### Tenure

Freehold.

### Local Authority

Gloucester City 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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