Murdock & Wasley
ESTATE AGENTS



26 Elmbridge Road

Gloucester, GL2 0NZ

Offers in excess of £450,000

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Murdock & Wasley Estate Agents are thrilled to introduce this fantastic three bedroom semi-detached house to the market. Situated in a highly sought-after location, the property is conveniently positioned close to a range of local amenities and well-regarded schools, making it an excellent choice for growing families.

Offering a fantastic blend of character, space and versatility, the property boasts two reception rooms alongside an open plan kitchen/living area. Upstairs, there are three well-proportioned bedrooms and a family bathroom, with the additional benefit of a loft room providing further versatile space.

Externally, the property benefits from a beautifully maintained enclosed rear garden, along with a driveway providing ample off-road parking.







Entrance Porch
Accessed via upvc double glazed door. Door to:

Hallway
Power points, radiator, decorative wall panelling, tiled flooring, coving, stairs to first floor landing. Doors lead off:

Dining Room
Power points, vertical radiator, space for dining table and chairs, coving, rear aspect upvc double glazed French doors. Opening to:

Lounge
Power points, radiator, coving, front aspect upvc double glazed bay window.

Kitchen/Living Area
Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for rangemaster cooker with extractor hood over, fridge/freezer, washing machine and tumble dryer, integral dishwasher. Partly tiled walls, radiator, Vaillant Boiler, inset ceiling spotlights, rear aspect upvc bid-folding doors, side aspect upvc double glazed window and door leading to the garden.

Cloakroom
Low level wc, pedestal wash hand basin with tap over.

Landing
Access to loft space, decorative wall panelling. Doors lead off:

Bedroom One
Power points, radiator, front aspect upvc double glazed window and bay window.

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

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

Bathroom
Suite comprising panelled bath with separate taps over, corner step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Fully tiled walls, heated towel rail, side aspect upvc double glazed window.

Loft Room
Power points, decorative wall panelling, side aspect upvc double glazed window, velux rooflight.

Outside
To the front of the property there is a block-paved driveway providing off-road parking for multiple vehicles.

At the side of the property, a wooden gate provides access to the rear garden.

At the rear of the property is a fully enclosed garden, featuring a spacious paved patio area suitable for outdoor furniture and entertaining. This leads onto a level lawn, with a paved pathway providing access to the rear of the garden where there is space for storage sheds. The garden is enclosed by wooden panel fencing.

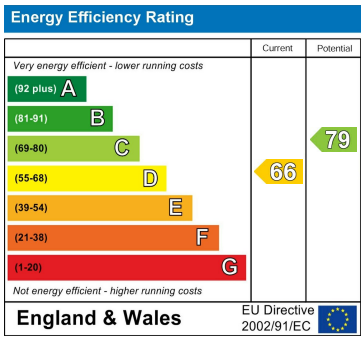
Tenure
Freehold.

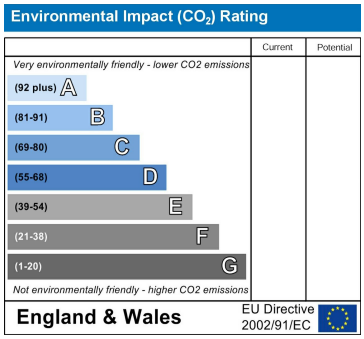
Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester City Council.
Council Tax Band: C

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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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

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Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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