



50 Wilton Road

Linden Gloucester, GL1 5NH

Offers in excess of £210,000



Murdock & Wasley Estate Agents are delighted to present to the open market this superb two-bedroom semi-detached home, built in 2004 and ideally located close to the city centre, vibrant docklands, and excellent schools.

Ready to move straight into and offered with no onward chain, this home boasts an enclosed garden and a driveway, making it ideal for first-time buyers, professionals, or anyone seeking a low-maintenance city-edge property.

Don't miss this fantastic opportunity, early viewings are strongly recommended!



Entrance Hall

Accessed via upvc double glazed door. Radiator, tiled flooring, storage cupboard, front aspect upvc double glazed window. Door to:

Lounge/ Diner

Tv point, telephone point, power points, radiator, space for dining table, stairs to first floor landing, front aspect upvc double glazed window. Door to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for washing machine, fridge and freezer. Worcester gas fired boiler, breakfast bar, rear aspect upvc double glazed window and door.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, 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, low level wc, pedestal wash hand basin. Partly tiled walls, inset ceiling spotlights, radiator, side aspect upvc double glazed window.

Outside

To the front of the property, a tarmac driveway provides off-road parking.

A convenient side gate offers access through to the rear garden.

To the rear, the property benefits from a private, enclosed garden, predominantly laid to lawn and complemented by a flagstone patio.

Tenure

Freehold

Local Authority

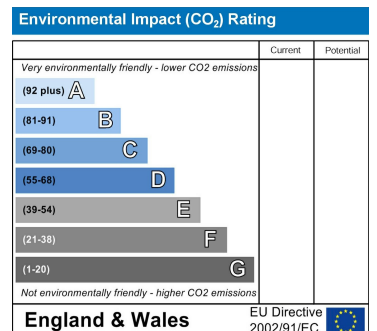
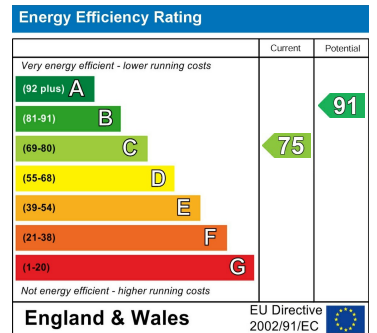
Gloucester City Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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.



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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