



3 Moreton Street

Tredworth, Gloucester, GL1 4NX

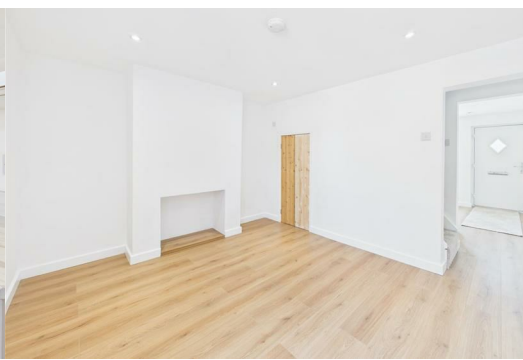
£195,000



Murdock & Wasley Estate Agents are delighted to present this beautifully renovated two-bedroom terraced home, finished to a high standard throughout.

The accommodation comprises an entrance hallway, dining room, sitting room, modern fitted kitchen, contemporary bathroom, and two generous double bedrooms. Having been fully refurbished with a new kitchen and bathroom, replastered walls, inset spotlights, new flooring, and landscaped gardens, the property is ready to move straight into.

An ideal first-time buy or investment opportunity. Early viewing is highly recommended.



Lounge

Accessed via upvc double glazed door, television point, power points, wall mounted radiator, inset ceiling spotlights, laminate flooring, front aspect upvc double glazed window. Opening leads off:

Internal Hall

Stairs to landing, opening leads off:

Dining Room

Power points, wall mounted radiator, inset ceiling spotlights, laminate flooring, space for dining room table, rear aspect upvc double glazed window. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Space for tall fridge freezer, washing machine and dishwasher, inset ceiling spotlights, laminate flooring, side aspect upvc double glazed window. Door leads off:

Internal Hall

Door to storage cupboard housing wall mounted combination boiler, inset ceiling spotlights, laminate flooring, side aspect upvc double glazed door leading to garden. Door leads off:

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, fully panelled walls, inset ceiling spotlights, rear aspect frosted upvc double glazed window.

Landing

Access to loft via hatch. Door lead off:

Bedroom One

Power points, wall mounted radiator, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property a small courtyard garden laid to decorative stone is enclosed by a low level wall with a path leading to the front door.

To the rear of the property a garden laid to decorative stone is bordered by flower beds whilst enclosed by brick walling and wooden fencing, A wooden gate provides rear access via a shared path. A further feature of the garden is a brick built workshop / store.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage

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) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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