



36 Nelson Street

Tredworth, Gloucester, GL1 4QX

£159,950



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, ideally located in a central position close to the city centre and the Royal Hospital. Offered to the market with no onward chain, the property has been recently refurbished to a high standard and benefits from an enclosed rear garden, making it an excellent opportunity for first-time buyers, professionals or investors alike.

We anticipate strong interest in this beautifully presented home and therefore highly recommend an early viewing to avoid disappointment.



Lounge

Data point, power points, wall mounted radiator, stairs to landing, front aspect upvc double glazed window. Door leads off:

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for oven with extractor hood over. Space for fridge/ freezer and washing machine. Gas fired combination boiler, laminate flooring, rear aspect upvc double glazed windows and door leading to garden.

Landing

Power points, access to loft via hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect roof light.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls.

Outside

To the front of the property access is via a upvc double glazed door.

To the rear of the property a patio leads down to a garden laid to decorative stone.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

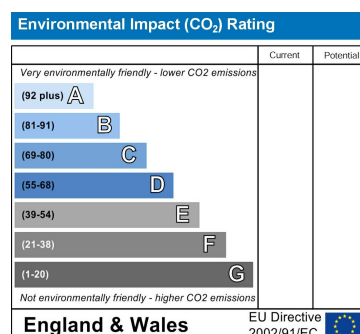
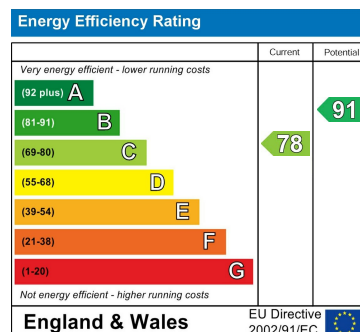
Local Authority

Gloucester City Council

Tax Band: A

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

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