



6 Sudmeadow Road , Gloucester, GL2 5HD

Offers over £220,000



No Onward Chain

Murdock & Wasley Estate Agents are delighted to welcome to the open market this three bedroom mid terraced house situated in a popular and central location with no onward chain. The property has been recently renovated throughout, offering spacious modern living accommodation,

The property comprises two Reception rooms, Kitchen, Bathroom and three Bedrooms, also benefitting from an enclosed rear garden.



Entrance Hall

Accessed via double glazed upvc front door stairs to first floor landing. Door to:

Lounge

Tv point, power points, feature gas fireplace, coving, front aspect upvc double glazed window.

Dining Room

Power points, feature gas fireplace, space for dining table, wooden door to under stairs storage cupboard, rear aspect upvc double glazed window. Door to:

Kitchen

Range of base, drawer and wall mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, integral cooker and electric hob with extractor hood over, space for fridge/freezer, partly tiled walls, side aspect upvc double glazed window.

Utility

Radiator, power points, space for washing machine, Combi Boiler, UPVC double glazed door leading to rear garden.

Bathroom

Suite comprising of panelled bath with shower off the mains over, low level wc, pedestal hand wash basin, tiled walls, heated towel rail, upvc double glazed frosted window with side aspect.

Bedroom One

Power points, radiator, character fireplace, double glazed upvc window with front aspect.

Bedroom Two

Power points, radiator, character fireplace, double glazed upvc window with rear aspect.

Bedroom Three

Power points, radiator, double glazed upvc window with rear aspect.

Outside

Stepping outside, the property enjoys a traditional frontage with an attractive blend of character brickwork and painted render, enclosed by a low-level wall and gated pathway leading to the front door.

To the rear, the home boasts a generous, enclosed garden offering an excellent blank canvas for those looking to create their ideal outdoor entertaining space. A paved pathway leads through the garden, bordered by a variety of mature shrubs, established planting and trees, providing a good degree of privacy and a pleasant green outlook. With ample space for landscaping, a patio seating area or lawn, the garden offers fantastic potential to be transformed into a wonderful outdoor retreat. Secure fencing encloses the boundaries, while gated rear access adds further practicality.

Tenure

Freehold

Agents Note

We are advised that the property suffered minor water ingress in 2007. For more information please contact the office.

Local Authority

Gloucester City Council
Council Tax Band A

Services

Mains gas, water, electricity and drainage

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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		16
(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

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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

GLoucester 01452 682952 WWW.MWEA.CO.UK

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

