



## 17 Kemble Road

Tuffley, Gloucester, GL4 0JN

**£130,000**



A well-presented one bedroom ground floor maisonette situated on the popular Kemble Road, offering comfortable accommodation ideal for first-time buyers, investors or those looking to downsize.

The property benefits from its own private entrance and comprises of kitchen, lounge diner providing ample room for both relaxing and entertaining, a generous double bedroom, and a modern bathroom.

Externally, the maisonette enjoys an enclosed rear garden, offering a private outdoor space perfect for enjoying the warmer months.

Conveniently located close to local amenities, transport links and everyday conveniences, this attractive home presents an excellent opportunity and early viewing is highly recommended.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, storage cupboard, doors lead to:

### Kitchen

Power Points, appliance points, front aspect upvc double glazed window Vinyl flooring, stainless steel sink unit with single drainer and mixer tap over. oven with electric hob over, space for washing machine, dishwasher and fridge freezer, . Combination boiler.

### Lounge Diner

Power points, tv point, front aspect upvc double glazed window, radiator, electric fireplace.

### Bedroom

Power points, radiator, rear aspect upvc double glazed window, built in storage cupboard.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, hand wash basin with mixer tap over and storage below, partly tiled walls, radiator, frosted upvc double glazed window with rear aspect.

### Outside

To the front of the property there is a level lawn with path leading to front door.

The rear garden has decorative stone chippings, with a pathway leading to the shed. The garden is enclosed by panel fencing.

### Services

Mains gas, water, electricity and drainage.

### Tenure and Charges

Leasehold

Lease Length 113 years.

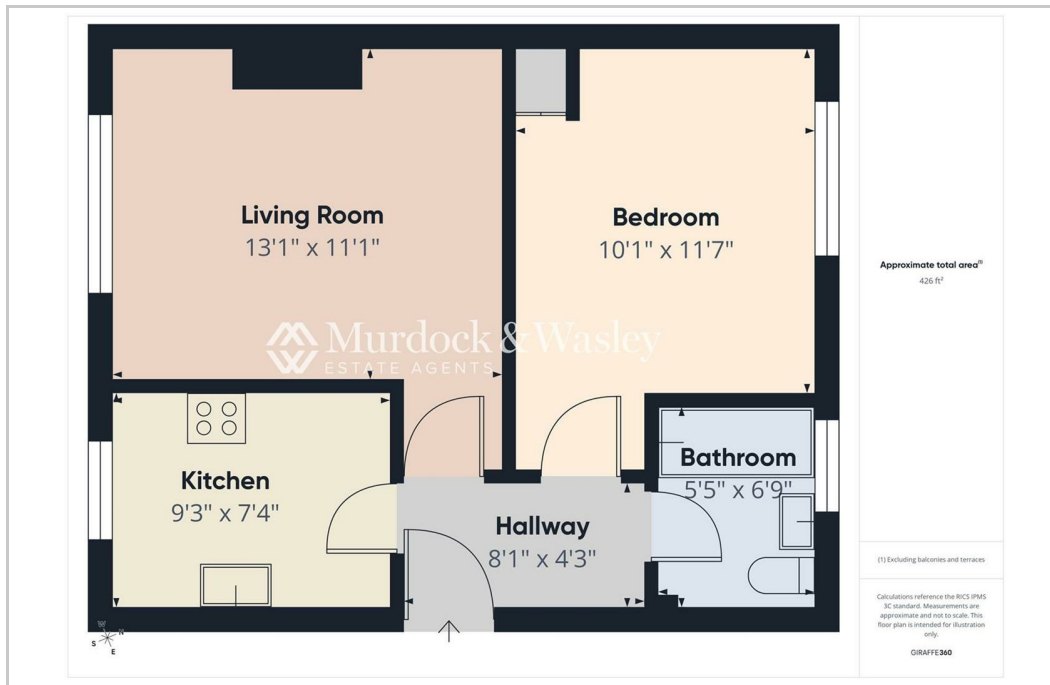
Service Charge £327.91 per Annum  
Ground Rent £10 Per Annum

### Local Authority

Gloucester City Council  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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

