



82 Podsmead Road

, Gloucester, GL2 5AB

£260,000



We are delighted to welcome to the open market this very well presented and spacious semi-detached home, perfectly suited in our opinion for first-time buyers. The property offers a great blend of space, comfort and practicality, making it an ideal first step onto the property ladder.

Key features include off-road parking, an enclosed and private rear garden, and a versatile outbuilding, adding valuable extra space for storage or potential use as a home office or workshop.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to side, stairs leading to first floor, doors to lounge & kitchen.

Lounge

Upvc double glazed windows to front, television point, power points, log burner, opening to:

Dining Room

Upvc double glazed sliding doors to rear, radiator, power points. Door to:

Kitchen

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, built in fridge & washing machine, electric oven with induction hob & hood, partly tiled walls, power points, radiator, pantry.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch which holds the boiler. Doors to all rooms.

Bedroom 1

Two Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, tiled walls, shaver point, recessed down lights, extractor fan.

Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed, further smaller workshop & a large detached outbuilding to rear. Gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



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.

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

