



## 107 Lanham Gardens

Quedgeley, Gloucester, GL2 4DE

**Offers in excess of £175,000**



Murdock & Wasley Estate Agents are delighted to present this one-bedroom mid-terrace house, ideally situated in a popular location close to a range of local amenities and excellent transport links.

Perfect for first-time buyers or investors alike, the property offers a well-appointed kitchen, a comfortable lounge, and a generous double bedroom.

Externally, the home benefits from a low-maintenance enclosed rear garden and a driveway providing convenient off-road parking.

A fantastic opportunity to acquire a well-presented home in a convenient and sought-after location.



## Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, open leads off:

## Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for oven, extractor hood over, space for fridge/freezer and washing machine. Partly tiled walls, boiler, tiled flooring, front aspect upvc double glazed window.

## Lounge

Television point, data point, power points, wall mounted radiator, stairs to landing, rear aspect upvc double glazed door leading to the garden,

## Landing

Power points, access to loft via hatch, wall mounted radiator, front aspect roof light. Doors lead off:

## Bedroom

Power points, wall mounted radiator, door to over stairs storage, rear aspect upvc double glazed window.

## Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps over, panelled bath with taps and shower over, wall mounted radiator, tiled walls, front aspect frosted upvc double glazed window.

## Outside

To the front of the property the a drive laid to slabs provides off road parking for one car.

To the rear of the property a patio leads down to the a garden laid to decorative stone with an assortment of mature trees and shrubs whilst enclosed by wooden fencing.

## Services

Mains water, gas, electricity & drainage.

## Tenure

Freehold

## 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			93
(81-91) B			
(69-80) C		75	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

