



135 Painswick Road

Gloucester, GL4 4PY

£260,000



Murdock & Wasley Estate Agents are pleased to bring to the market this extended three-bedroom semi-detached home, perfectly positioned in a popular and convenient location close to a range of local amenities, schools, and excellent transport links.

Offered for sale with no onward chain, this property requires some modernisation however provides practical accommodation throughout. The ground floor comprises an entrance hall, generous lounge, kitchen/dining room, utility and downstairs WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a sizeable rear garden, ideal for families and entertaining, along with off-road. We feel this provides a fantastic opportunity for first-time buyers, growing families, or investors alike.



Entrance Hall

Accessed via composite double glazed door, laminate flooring, night storage radiator, stairs to first floor landing, front aspect upvc double glazed window. Doors lead off:

Cloakroom

Low level wc, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, single bowl stainless steel sink unit with mixer tap over. Appliance points, power points, space for cooker, partly tiled walls, tiled flooring, space for dining table, feature gas fireplace, coving, two side aspect upvc double glazed windows. Door to:

Utility

Space for washing machine, tumble dryer, fridge freezer and dishwasher. Appliance points, power points, rear aspect upvc double glazed window, door to garden.

Lounge

Tv point, telephone point, power points, feature gas fireplace, rear aspect upvc double glazed window, front aspect upvc double glazed bay window.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, wooden door to airing cupboard housing the immersion heater, two front aspect upvc double glazed windows, rear aspect upvc double glazed window.

Bedroom Two

Power points, laminate flooring, rear aspect upvc double glazed window.

Bedroom Three

Power points, laminate flooring, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, partly tiled walls, night storage radiator, rear aspect glazed window.

Outside

The front of the property boasts a tidy and well-maintained frontage with a paved pathway, feature decorative slate and enclosed fencing offering a private entrance.

A wooden gate to the side provides convenient side access to the rear garden.

The rear garden has been designed for low maintenance, featuring decorative slate chippings with stepping stones leading through the centre, fully enclosed by wooden panelling with a gate leading to the off road parking. Two paved patio areas provide a perfect space for outdoor dining and entertaining.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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