



26 Deerhurst Place

Quedgeley, Gloucester, GL2 4WN

£225,000

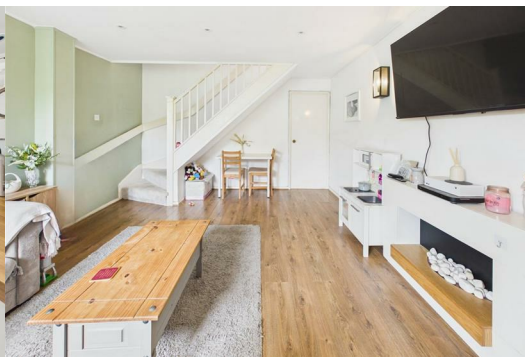


Murdock and Wasley are proud to offer this well-presented two-bedroom home offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises an entrance leading into a spacious lounge/dining room and kitchen downstairs, on the first floor are two well-proportioned bedrooms and a family bathroom, creating a practical and comfortable layout for modern living.

Externally, the property benefits from a low-maintenance rear garden, perfect for enjoying the outdoors with minimal upkeep, while two allocated parking spaces provide convenient off-road parking.

Combining a sought-after location with practical living accommodation, this fantastic home is ideally suited to first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio. Early viewing is highly recommended.



Entrance Hall

Accessed via wooden front door, storage cupboard, door leading to:

Lounge Diner

Tv point, power points, radiator, upvc double glazed window with front aspect, stairs leading to first floor, door leading to:

Kitchen

Floor, wall & base level units with solid work surfaces, sink unit with drainer and mixer tap over, electric oven with four ring hob & extractor hood, space for fridge/freezer & plumbing for washing machine, radiator, partly tiled walls, boiler. Upvc double glazed french doors & windows to rear,

Bedroom One

Tv points, power points, radiator, storage cupboard, upvc double glazed window with front aspect.

Bedroom Two

Tv points, power points, radiator, storage cupboards, upvc double glazed window with rear aspect.

Bathroom

Suite comprising, panelled bath with mixer taps over and shower off the mains over, pedestal hand wash basin, low level wc, heated towel rail, partly tiled walls.

Outside

To the rear, a low maintenance garden with patio area perfect for outdoor eating and entertaining, the rest of the garden is laid with lawn and has a slabbed pathway leading to the wooden shed at the rear. The garden is enclosed by a wooden fence.

The front of the property is accessed via a pathway leading to the front door, surrounded by decorative stone, there is also allocated parking for two cars.

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		89
(69-80) C		
(55-68) D	61	
(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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