



## 8 Sybil Road

Tredworth, Gloucester, GL1 4PG

**£200,000**



Murdock & Wasley Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, growing families, or those looking for a straightforward move.

Beautifully presented throughout, the accommodation briefly comprises a welcoming entrance hallway, a spacious dual-aspect lounge/dining room, a fitted kitchen, a family bathroom, and three well-proportioned bedrooms.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing and entertaining.

Combining generous living space, comfortable accommodation, and the added advantage of no onward chain, this fantastic home is ready for its next owners to move straight in and make it their own. Early viewing is highly recommended to avoid disappointment.



### Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, period tiled flooring, stairs to landing. Doors lead off:

### Lounge / Diner

Television point, data point, power point, space for dining table, two radiators, coving, front aspect Upvc double glazed window. Door leads off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worktop, stainless steel sink with mixer tap over, oven/ grill with four ring gas hob with extractor hood over, space for appliances, space for washing machine and fridge/freezer, partly tiled walls, tiled flooring, radiator, side aspect upvc double glazed window and side aspect upvc double glazed door that leads to garden.

### Landing

Access to loft via hatch. Doors lead off:

### Bedroom One

Power points, radiator, coving, front aspect Upvc double glazed window.

### Bedroom Two

Power points, radiator, rear aspect Upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect Upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, tiled flooring, side aspect frosted Upvc double glazed window.

### Outside

To the front of the property a courtyard garden is enclosed by a low level wall with a path leading to the front door. A wooden gate provides access to the rear via a wooden gate.

To the rear of the property a patio leads down to a garden laid to grass and bordered by raised flower beds and 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                                 |         |           |
| (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                             | 60      | 77        |
| 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                                         |         |           |

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.

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