



15 Alfred Street

Barton, Gloucester, GL1 4DD

£180,000



Murdock & Wasley Estate Agents are pleased to present this three-bedroom semi-detached home, set over two floors in the popular Barton area of Gloucester. Offered with no onward chain, the property provides an excellent opportunity for buyers looking to modernise and add value.

The accommodation briefly comprises an entrance hall, lounge, dining area, kitchen and bathroom to the ground floor. Upstairs, there are three bedrooms and a cloakroom.

Barton offers convenient access to local amenities, schools, transport links, and Gloucester city centre.

Externally, the property benefits from an enclosed rear garden. Further features include UPVC double glazing and gas central heating.



Entrance Hall

Accessed via wooden door, wall mounted radiator, laminate flooring, stairs to landing. Doors lead off:

Lounge / Dining Area

Television points, data points, power points, gas fireplace with surround, wall mounted radiator, laminate flooring, front aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level oven/ grill, four ring gas hob and extractor hood over. Space for fridge, freezer, washing machine, dishwasher and tumble dryer, wall mounted radiator, side aspect upvc double glazed window. Door leads off:

Hallway

Accessed via wooden door. Doors lead off:

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, partly tiled walls, tiled flooring, wall mounted heated towel rail, side aspect upvc double glazed window.

Landing

Power point, access to loft via hatch, doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed windows.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with taps over, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

Outside

To the front of the property a small courtyard garden is enclosed by a low level wall.

To the side of the property a path leads to a wooden gate providing rear access.

To the rear of the property a rear courtyard leads to a garden mainly laid to lawn whilst enclosed by wooden fences.

Tenure

Freehold

Services

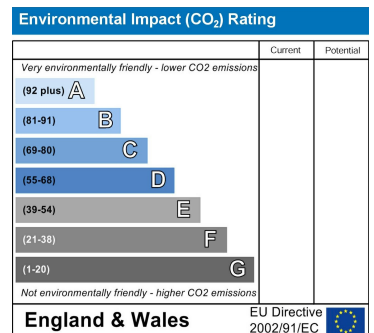
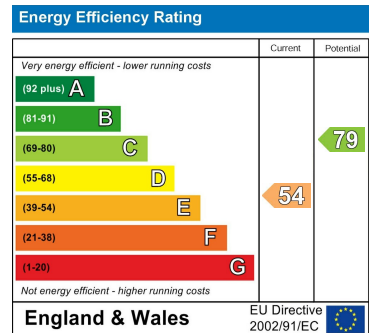
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council
Tax Band: B

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.



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

