



9 Pennine Close

Quedgeley, Gloucester, GL2 4TP

£240,000



Murdock & Wasley Estate Agents are pleased to present this two bedroom end of terrace property, ideally situated in a popular and convenient location, within easy reach of local amenities and excellent transport links, including the M5 motorway.

Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers or those looking to downsize. The accommodation comprises two spacious reception rooms, a well-appointed kitchen and a downstairs shower room, whilst upstairs there are two well-proportioned bedrooms.

Externally, the property benefits from a spacious enclosed rear garden and a driveway providing off-road parking.



Entrance Hall

Accessed via upvc double glazed window, power points, radiator, laminate flooring. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, single sink unit with mixer tap over, wooden worksurfaces. Appliance points, power points, four ring gas hob with extractor hood over, eye level oven/grill, space for washing machine, dishwasher and fridge/freezer. Partly tiled walls, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed door.

Lounge

Power points, vertical radiator, coving, laminate flooring, stairs to first floor landing, rear aspect upvc double glazed window.

Dining Room

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

Bathroom

Suite comprising corner step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, heated towel rail, laminate flooring, front aspect upvc frosted double glazed window.

Landing

Laminate flooring. Doors lead off:

Bedroom One

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

Bedroom Two

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

Outside

To the front of the property, there is a paved pathway leading to the front door, flanked by a level lawn and driveway on either side. A wooden gate provides access to the rear garden and workshop.

To the rear of the property is a spacious enclosed garden, featuring a level lawn alongside a variety of decked and block-paved areas, ideal for outdoor furniture and entertaining.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

Local Authority

Gloucester City Council.
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.



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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