



88 Eastern Avenue

Gloucester, GL4 4LW

Offers in excess of £230,000



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed three-bedroom semi-detached period home, ideally located on Eastern Avenue.

Finished to a high standard throughout, this charming home effortlessly blends period character with modern living, making it an ideal purchase for first-time buyers, young families, or those looking for a home ready to move straight into.

Conveniently positioned close to a range of local amenities, including shops, cafés, parks, well-regarded schools, and excellent transport links to Gloucester city centre, this is a fantastic opportunity to acquire a characterful home in a highly convenient location.



Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing. Doors lead off:

Lounge

Television points, data points, power points, wall mounted radiator, fireplace with surround, coving, front aspect upvc double glazed bay window. Door leads off:

Dining Room

Power points, wall mounted radiator, space for dining table, side aspect upvc double glazed window. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worktop, stainless steel sink with mixer tap over, space for oven with extractor hood over, space for washing machine, dishwasher and tall fridge/freezer, wall mounted radiator, partly tiled walls, tiled flooring, side aspect upvc double glazed bay window. Door leads off:

Hall

Door to utility cupboard, side aspect upvc double glazed door leading to garden. Doors lead off:

Bathroom

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

Landing

Access to loft via hatch, wall mounted radiator. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Outside

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

To the side of the property a path leads to the front door and a wooden gate providing access to the rear garden.

To the rear of the property a patio leads down to a garden laid to lawn that is enclosed by wooden fencing.

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.



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		
	65	78
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

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

