Murdock & Wasley
ESTATE AGENTS



23 Saffron Close

, Gloucester, GL4 6SJ

£250,000

3 1 1

We are delighted to welcome to the open market this spacious three-bedroom end-terrace home, conveniently situated within a cul-de-sac in the popular area of Robinswood.
Offering generous accommodation throughout, this property would make an ideal purchase for first-time buyers looking for a home with plenty of internal space, as well as growing families seeking versatile living accommodation.
The ground floor comprises an entrance hallway, a comfortable lounge, a kitchen/breakfast room and a second reception room, offering flexibility for a variety of uses. Upstairs, there are three bedrooms and a family bathroom.
Externally, the property benefits from an enclosed and private rear garden, providing a pleasant outdoor space. There is also the added advantage of a garage and parking to the rear.







Entrance
Accessed via Upvc double glazed front door, under stairs pantry. Door through too:

Lounge
Upvc double glazed windows to front, radiator, power points, television point.

Hallway
Stairs leading to first floor, radiator, storage cupboard, doors to kitchen & siting room.

Kitchen
Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, space for appliances, power points, radiator, partly tiled walls.

Sitting Room
Upvc double glazed windows to rear, Upvc double glazed french doors to side, lantern, television point, recessed down lights, power points.

Bedroom 1
Access to loft via hatch, cupboard housing combination boiler, doors to all bedrooms & bathroom, storage cupboard.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points, television point.

Bedroom 2
Upvc double glazed windows to front, radiator, power points.

Bedroom 3
Upvc double glazed front, radiator, power points.

Bathroom
Upvc frosted double glazed windows to front, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

Rear Garden
An enclosed garden which is partly paved with an area laid to lawn, gated rear access. Door to garage.

Garage & Parking
Up & over door. Parking directly in to side.

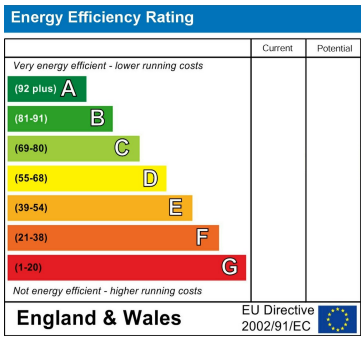
Tenure
Freehold.

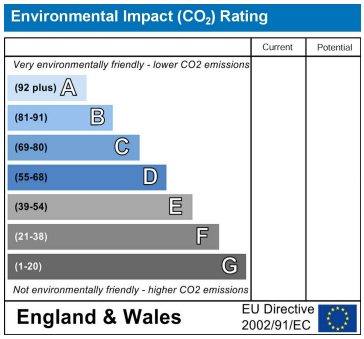
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- 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.







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 firms 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

rightmove The Property Ombudsman