



## 14 Sandhurst Road

Gloucester, GL1 2SE

**£400,000**



Murdock & Wasley Estate Agents are delighted to present to the market this three bedroom detached home, ideally positioned in a popular and convenient location within easy reach of the city centre, top-performing schools, and a wide range of local amenities.

Offered with no onward chain, this well-proportioned property exudes character throughout and offers generous living space, making it an ideal choice for families or those seeking extra room. The home benefits from two spacious reception rooms, a separate kitchen, and a master bedroom with en-suite shower room, all contributing to a comfortable and flexible layout.

Externally, the property features an enclosed rear garden offering a private outdoor space, along with a driveway providing off-road parking.



**Entrance Hall**

Accessed via oak door, power points, radiator, original tiled flooring, stairs to first floor landing, coving, side aspect upvc double glazed window. Doors lead off:

**Kitchen**

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, five ring gas hob with extractor hood over, space for fridge/freezer and dishwasher. Radiator, partly tiled walls, tiled flooring, coving, two side aspect upvc double glazed windows. Stable door to:

**Lean To**

Tiled flooring, Combi Boiler, space for washing machine and tumble dryer, rear aspect single glazed windows and wooden door leading to the garden.

**Lounge**

Power points, two radiators, solid wooden flooring, coving, side aspect upvc double glazed window and front aspect stone-mullioned upvc double glazed windows.

**Dining Room**

Power points, radiator, alcove storage, space for dining table and chairs, solid wooden flooring, coving, side aspect upvc double glazed window and front aspect stone-mullioned upvc double glazed windows.

**Cloakroom**

Low level wc, wall mounted wash hand basin with mixer tap over, door to under stairs storage, feature exposed stone wall, tiled flooring, rear aspect upvc frosted double glazed window.

**Landing**

Access to loft space, rear aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points with USB sockets, two vertical radiators, front aspect upvc double glazed window. Opening to:

**En-Suite**

Suite comprising step in shower cubicle with shower off the mains over,

vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, side aspect upvc frosted double glazed window.

**Bedroom Two**

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

**Bedroom Three**

Power points, radiator, coving, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, shaver point, heated towel rail, door to storage cupboard, inset ceiling spotlights, tiled flooring, side aspect upvc frosted double glazed window.

**Outside**

At the front of the property, there is a level lawn enclosed by a low brick wall, with mature trees and hedges providing added privacy.

To the side of the property, a driveway offers off-road parking for two vehicles and guides you to the front door. A wooden gate also allows convenient entry to the rear garden.

At the rear, the enclosed garden includes a level lawn that leads to a patio area, which is perfect for outdoor furniture. The space is bordered by mature shrubs and flowering plants, and there is also an outdoor tap.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester City Council.  
Council Tax Band: D

**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			
		61	76
England & Wales		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.

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

