



64 Birch Avenue

Gloucester, GL4 4NL

£225,000



Murdock & Wasley are delighted to offer this well-loved three-bedroom semi-detached home, available for the first time in 49 years with NO ONWARD CHAIN.

While some updating is required, the property benefits from a spacious lounge, kitchen/breakfast room, downstairs shower room and three bedrooms upstairs. Further benefits to the property, newly installed Ideal gas fired boiler, new fascia's, new soffits, as well as guttering and down pipes.

The property also features a superb south facing garden, which includes an access gate leading directly to a nearby playing field, making it ideal for family life.



Entrance Hall

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

Kitchen/Breakfast Room

Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, four ring gas hob with extractor hood above, partly tiled walls, tiled flooring, rear aspect upvc double glazed window and door leading to garden.

Lounge

Television point, telephone point, power points, electric fireplace, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to garden.

Shower Room

Suite comprising low level wc, double step in cubicle with electric shower over, wall mounted wash hand basin with taps over and storage below. Heated towel rail, panelled walls, front aspect upvc double glazed window.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, storage cupboard, front and rear aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property there are steps down which lead to the front door of the property, partly laid to lawn.

A gate to the side of the property provides access to the rear garden.

To the rear of the property there is an enclosed south facing garden that comprises of a large block paved patio, generous size lawn, outside tap, power points, gated rear access.

Tenure

Freehold

Services

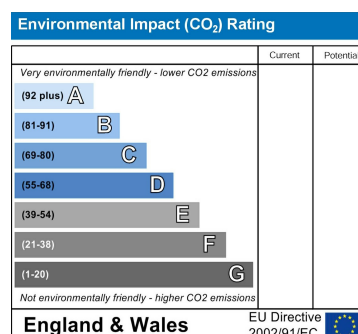
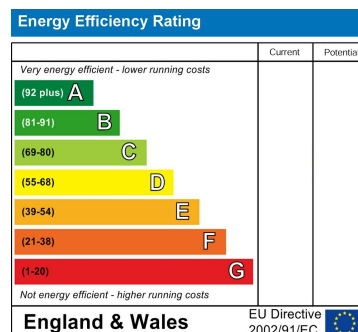
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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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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