



## 36 Arlingham Road

Tuffley, Gloucester, GL4 0LY

**£225,000**



Murdock & Wasley Estate Agents are delighted to present this well-proportioned three-bedroom terraced home, ideally situated within easy reach of a range of local amenities.

Offered to the market with no onward chain, the property has been recently updated and offers generous and versatile living accommodation. The ground floor comprises an open-plan lounge/dining room, kitchen, and a useful utility room. Upstairs, there are three bedrooms and, a family bathroom.

Externally, the property benefits from a low-maintenance enclosed rear garden, perfect for relaxing or entertaining.



### Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing. Door to:

### Lounge/ Diner

Tv point, power points, two radiators, space for dining table, inset ceiling spotlights, understairs storage cupboard, front aspect double glazed window, rear aspect upvc double glazed door to garden.

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, stainless steel sink with mixer tap over. Appliance points, power points, space for cooker, fridge/freezer and dishwasher. Partly tiled walls, radiator, rear aspect upvc double glazed window and upvc double glazed door leading to garden.

### Utility Room

Laminate worksurface, space for washing machine and tumbler drier, appliance points, power points. Gas fired combination boiler, front aspect upvc frosted double glazed window, frosted upvc double glazed door.

### Landing

Power points, front aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, built in wardrobe, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Power points, built in wardrobe, rear aspect upvc double glazed window.

### Bedroom Three

Power points, built in wardrobe, radiator, front aspect upvc double glazed window

### Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with electric shower over. Radiator, two front aspect upvc frosted double glazed windows.

### Outside

A flagstone path leads to the front door, with decorative gravelled borders.

To the rear of the property is an enclosed garden that comprises of a flagstone patio suitable for table and chairs, this leads onto a flat lawn with decorative stone areas adjacent.

### Tenure

Freehold.

### Local Authority

Gloucester City Council  
Council Tax Band: A

### Services

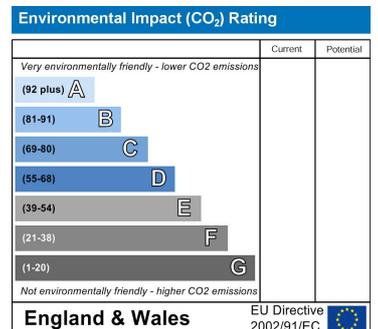
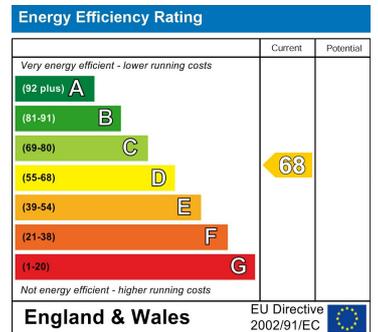
Mains water, gas, electricity & drainage.

### 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.

### Agents Note

We have been advised that this property is of Laing Easiform Construction.



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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

