



## 90 Painswick Road

Gloucester, GL4 6PT

**Offers in excess of £170,000**



Murdock & Wasley Estate Agents are pleased to present this excellent opportunity to acquire a two-bedroom terraced home, ideally located in a popular and central area.

Offered to the market with no onward chain, the property features a brand-new kitchen, two reception rooms, two double bedrooms, and two toilets, making it an ideal choice for first-time buyers and investors alike.

Early viewing is strongly advised to avoid missing out on this fantastic home.





### Entrance Hall

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

### Dining Room

Power points, radiator, rear aspect upvc double glazed window. Opening to:

### Lounge

Tv point, Virgin point, telephone point, radiator, front aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for fridge, freezer, washing machine and dishwasher. Partly tiled walls, vinyl flooring, side aspect upvc double glazed window and door to garden. Door to:

### Cloakroom

Low level wc, vinyl flooring, rear aspect upvc double glazed window.

### Landing

Access to loft space. Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Gas fired combination boiler, vinyl flooring, rear aspect upvc double glazed window.

### Outside

To the rear of the property is an enclosed garden which comprises of a small patio area that steps on a flat lawn.

### Tenure

Freehold

### Local Authority

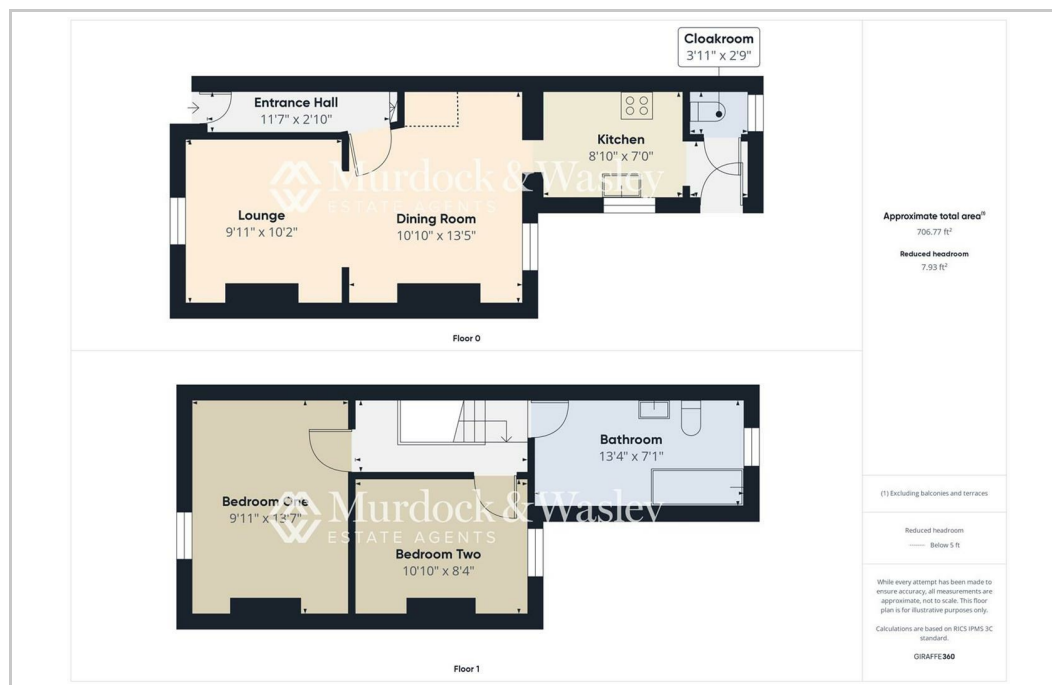
Gloucester City Council  
Council Tax Band: A

### Services

Mains water, gas, electricity and 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.



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		
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.

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