



## 79 Oxford Road

Kingsholm, Gloucester, GL1 3EE

**£275,000**



Murdock & Wasley Estate Agents are delighted to present this versatile three-bedroom end-of-terrace home, offering an excellent opportunity for both family living and investment. Ideally situated in the popular area of Kingsholm, Gloucester, the property is within easy walking distance of Gloucester Royal Hospital, Gloucester Train Station, Denmark Road High School, Kingsholm Church of England Primary School, and the University of Gloucestershire—providing superb convenience and access to local amenities.

The ground floor features a bright and spacious open-plan lounge/dining area, creating a sociable and flexible living space ideal for both relaxing and entertaining. This flows through to a well-appointed kitchen, offering a practical layout for everyday living.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom, making it perfectly suited to growing families.

Externally, the home benefits from a generous rear garden, combining paved and lawned areas, ideal for outdoor dining, entertaining, or simply enjoying the space.



### Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to landing, ceiling rose, coving, wooden flooring, door to under stairs cupboard. Doors lead off:

### Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, wooden flooring, coving, front aspect upvc double glazed bay window, rear 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 and grill with five ring gas hob with extractor hood over. Space for tall fridge freezer and washing, wall mounted radiator, tiled flooring, partly tiled walls, side aspect upvc double glazed window, rear aspect upvc double glazed french door opening out to the garden.

### Landing

Access to loft via hatch, doors lead off:

### Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed windows.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising low level wc, wash and basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, tiled walls, side aspect upvc double glazed window.

### Outside

To the front of the property a courtyard garden is enclosed by a low level brick wall with a path leading to the front door.

To the rear of the property a patio leads down to garden laid to lawn whilst enclosed by wooden fencing. A wooden gate provides rear access.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Tax Band: B

### 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		64	79
(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	

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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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