Murdock & Wasley
ESTATE AGENTS

22 New Street

St Paul's, Gloucester, GL1 5BA

£165,000

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Murdock & Wasley Estate Agents are delighted to present this very well-maintained starter home, perfectly positioned within easy reach of Gloucester Quays and the city centre. Ideal for first-time buyers, the property features two spacious double bedrooms, a newly fitted bathroom, and an enclosed rear garden, offering a comfortable and stylish living space in a sought-after location.

Entrance / Dining Room
Accessed via upvc double glazed door, power points, wall mounted radiator, space for dining table, laminate flooring, coving, stairs to first floor landing, front aspect upvc double glazed window. Door leads off:

Lounge
Television point, data point, power points, wall mounted radiator, laminate flooring, coving, door to under stairs storage, rear aspect upvc double glazed window. Opening leads off:

Kitchen
Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob. Space for under counter fridge, freezer, washing machine and dishwasher, wall mounted radiator, side aspect upvc double glazed window. Opening leads off:

Internal Hall
Door to storage, side aspect upvc double glazed door leading to the garden. Door leads off:

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail, tiled walls, tiled flooring, rear aspect frosted upvc double glazed window.

Landing
Doors lead off:

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

Bedroom Two
Power points, wall mounted radiator, door to storage, front aspect upvc double glazed window.

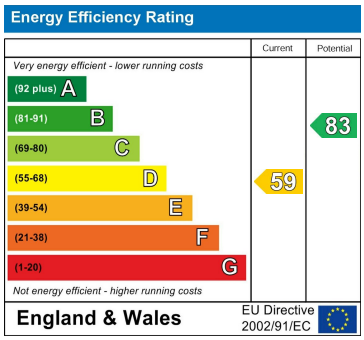
Outside
To the rear of the property a patio leads down to a garden partly laid to decorative stone, partly laid to lawn whilst bordered by flower beds and enclosed by wooden fencing

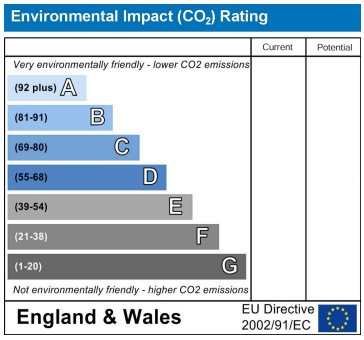
Services
Mains water, gas, electricity & drainage.

Tenure
Freehold

Local Authority
Gloucester City Council
Tax Band: A

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.





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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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