



## 26 Union Street

Gloucester, GL1 3DB

**Offers in excess of £170,000**



Murdock & Wasley Estate Agents are pleased to introduce this two bedroom mid-terrace house to the market. Situated in a central location, the property provides convenient access to Gloucester City Centre and a range of local amenities.

Offered with no onward chain, this well-presented property has been updated by the current owners and features a newly fitted kitchen and bathroom, along with two well-proportioned bedrooms.

Externally, the property benefits from a low-maintenance courtyard to the rear.



### Entrance Hall

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

### Lounge

Power points, radiator, rear aspect upvc double glazed window and door leading to the courtyard. Door to:

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker and four ring hob with extractor hood over, space for washing machine and fridge/freezer. Radiator, Worcester boiler, door to storage cupboard, laminate flooring, front aspect upvc double glazed window.

### Landing

Power points, door to airing cupboard. 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 off the mains over, low level wc, vanity wash hand basin with mixer tap over, radiator, front aspect upvc frosted double glazed window.

### Outside

The property benefits from a paved courtyard area, providing a low-maintenance outdoor space.

There is a secured shed within the lobby of the building.

### Local Authority

Gloucester City Council.  
Council Tax Band: A

### Tenure & Charges

Freehold.

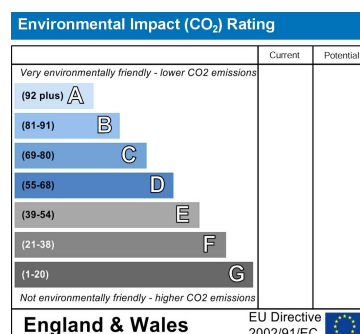
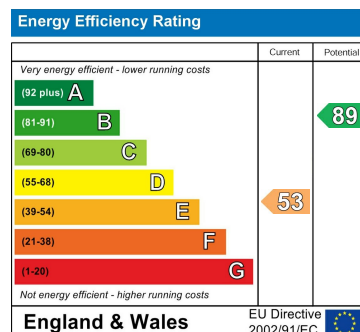
We are advised there is a Management Estate charge of circa £760.00 per annum.

### Services

Mains water, gas, drainage and electricity.

### 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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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