



## 208 Bristol Road

Linden Gloucester, GL1 5TA

**Offers in excess of £220,000**



We are delighted to welcome to the market this substantial and beautifully refurbished semi-detached home, located within easy reach of Gloucester Quays and its fantastic nearby amenities.

Finished to an exceptional standard, the property offers two double bedrooms, two separate reception rooms, a 13ft modern fitted kitchen with utility room, and a luxury four piece bathroom.

Externally, the home boasts a generous, well-stocked west-facing rear garden, perfect for relaxing and entertaining.



### Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, stairs leading to first floor, door through to:

### Living Room

Upvc double glazed bay window to front, television point, radiator, gas fire place, power points, laminate flooring.

### Dining Area

Upvc double glazed single door to rear, radiator, under stairs storage cupboard, laminate flooring, door to:

### Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, cooker point, built in fridge & dishwasher, space for further appliances, sink/drain, partly tiled walls, recessed down lights, laminate flooring, power points. Door to:

### Utility Room

Upvc double glazed door to side, base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, cupboard housing combination boiler, radiator.

### First Floor Landing

Access to loft via hatch, doors to both bedrooms & bathroom.

### Bedroom 1

Two Upvc double glazed windows to front, two radiators, power points, television point.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Family Bathroom

Two Velux windows, four piece suite comprising of freestanding bath, walk in shower, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls, radiator, extractor fan, recessed down lights.

### Rear Garden

An enclosed area which is partly laid to paving & partly laid to lawn, tree, shed, gated side access.

### Tenure

Freehold.

### Services

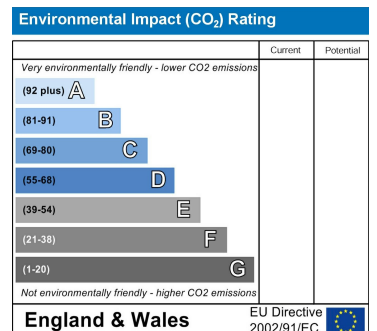
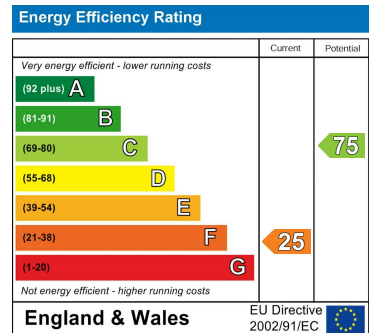
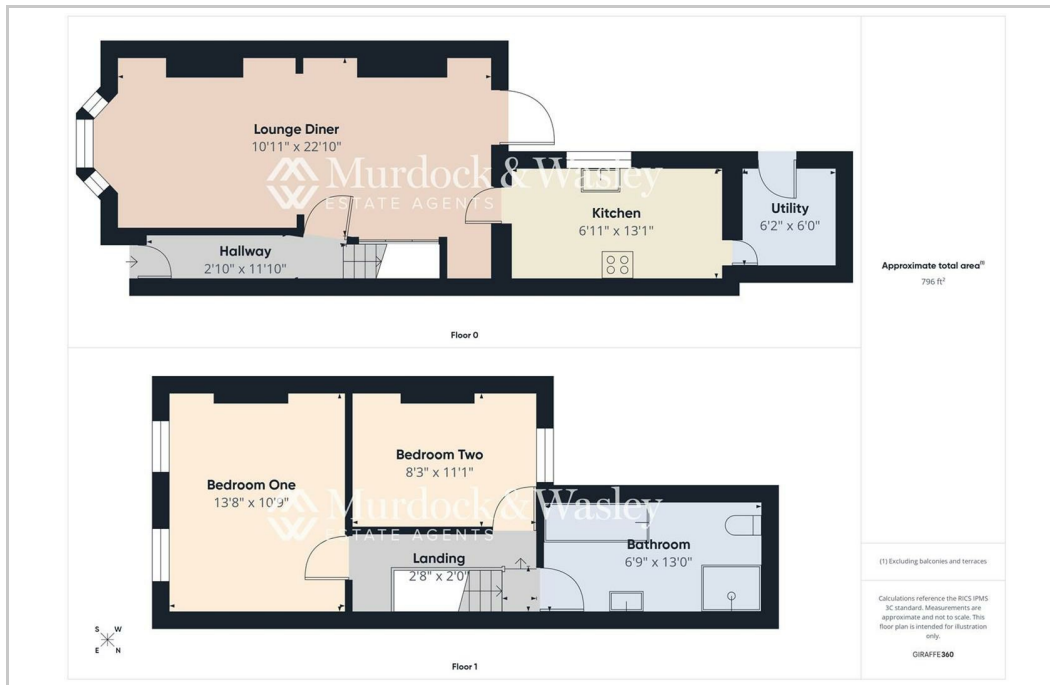
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### Awaiting Vendor Approval

These 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.

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

