



## 38 Alfred Street , Gloucester, GL1 4DF

**£240,000**



This attractive bay-fronted Victorian end-of-terrace property offers spacious and versatile living, featuring three/four double bedrooms and a wealth of character.

The property benefits from gas-fired central heating, UPVC double-glazed windows, and a fitted kitchen with ample storage.

Externally, there is a low-maintenance gravelled rear garden, along with the added advantage of off-road parking. Offered to the market with no onward chain, this home presents an excellent opportunity for a range of buyers.



### Entrance Hallway

Approached via Upvc double glazed front door, original ceramic flooring, radiator, stairs to first floor, doors to dining room & lounge ( currently bedroom 4)

### Lounge/Bedroom 4

Upvc double glazed bay window to front, radiator, power points, television point, built in storage space.

### Dining Room

Upvc double glazed windows to rear, radiator, power points. laminate flooring, under stairs storage cupboard.

### Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, wall mounted combination boiler, partly tiled walls, power points.

### Utility

Upvc double glazed door to side, plumbing & space for washing machine & tumble dryer, space for fridge/freezer, radiator, tiled walls.

### Ground Floor Shower Room

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in storage.

### Bedroom 3

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

### Rear Garden

An enclosed area which is maintenance free.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- 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.



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		52	81
		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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