



## 25 Wendling Road

Kingsway, Gloucester, GL2 2HU

**Offers in excess of £310,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this beautifully presented, chain free three-bedroom town house located on Wendling Road, Kingsway.

The accommodation comprises: an inviting entrance hallway, cloakroom, kitchen/diner, and a spacious lounge.

The first floor offers two well-proportioned bedrooms and a modern family bathroom.

The top floor boasts a fantastic main bedroom complemented by its own en-suite.

This superb property is ideal for first-time buyers or growing families seeking a modern home in a popular location.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, storage cupboard, LVT flooring, stairs leading to first floor, door through to kitchen/diner.

### Open Plan Kitchen/Diner

Upvc double glazed windows to front, eye & base level units with roll edge work tops. sink/drain, electric oven with gas hob & hood, built in fridge/freezer, washing machine & dishwasher, LVT flooring, radiator, power points, cupboard housing combination boiler, door to lounge & cloakroom.

### Cloakroom

Low level wc & pedestal wash hand basin, radiator, LVT flooring, partly tiled walls.

### Lounge

Upvc double glazed french doors to rear, television point, radiator, power points.

### First Floor Landing

Radiator, doors to bedrooms 2,3 & bathroom.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

White suite comprising of panelled bath with shower over,

low level wc & pedestal wash hand basin. partly tiled walls, radiator.

### Second Floor Landing

Upvc double glazed windows to front, stairs leading to bedroom 1.

### Bedroom 1

Upvc double glazed window to front & velux window to rear, radiator, power points, built in wardrobes, eaves storage. Door to:

### En-Suite

Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(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.

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

