Murdock & Wasley
ESTATE AGENTS



# 59 Melbourne Street East

## Tredworth, Gloucester, GL1 4NS

**Offers in excess of £205,000**

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Murdock & Wasley Estate Agents are delighted to offer this charming two double-bedroom semi-detached home, conveniently located in a central position.

Full of character, the property offers spacious accommodation comprising a lounge/diner, separate kitchen, and utility room. Upstairs, there are two double bedrooms and a family bathroom.

Further benefits include a garage, off-road parking for two vehicles, and a private enclosed rear garden. The garden has been thoughtfully arranged with multiple seating areas, raised flower beds, a greenhouse, and a well-equipped shed, creating an ideal space for gardening enthusiasts and outdoor entertaining.

An excellent home offering character, space, and practicality throughout.







## Entrance Hall
Accessed via composite double glazed door. Door leads off:

## Lounge / Dining Area
Television point, data point, power points, wall mounted electric fireplace with custom surround, space for dining table, stairs to first floor landing, front & side aspect upvc double glazed window. Door leads off:

## Kitchen
Range of base, wall and drawer mounted units, laminate worktop, stainless steel sink with mixer tap over, electric oven/ grill with four ring gas hob with extractor hood over, space for appliances,, partly tiled walls, tiled flooring, radiator, side aspect upvc double glazed window. Door leads off:

## Utility
Range of base, wall and drawer mounted units, laminate worktop, space for appliances, space for tumble dryer, washing machine, dishwasher and fridge/freezer, partly tiled walls, tiled flooring, radiator, rear aspect upvc double glazed window and side aspect upvc double glazed door that leads to garden.

## Landing
Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

## Bedroom One
Power points, wall mounted radiator, built in wardrobe, side aspect upvc double glazed window. Door leads off:

## Bedroom Two
Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

## Bathroom
Suite comprising low level wc, pedestal wash hand basin with taps over, step in cubicle with shower over, panelled bath with taps over, wall mounted radiator, partly tiled walls, vinyl flooring, door to airing cupboard housing wall mounted 'Ideal' combination boiler, side aspect frosted upvc double glazed window.

## Outside
To the front of the property a small courtyard garden is enclosed by a low level wall.

To the side of the property a drive laid to concrete provides parking for up to two vehicles. A wooden gate provides access to the rear.

To the rear of the property garden mainly laid to decorative stone leads down to an patio laid to sandstone providing space for garden furniture whist bordered by raised flower beds and enclosed by wooden fencing.

## Garage
Access via up'n'over door with power and lighting, side and rear aspect double glazed windows & side aspect personnel door.

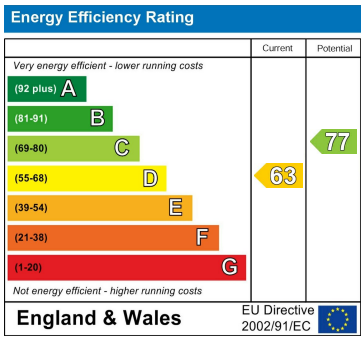
## Services
Mains water, gas, electricity & drainage.

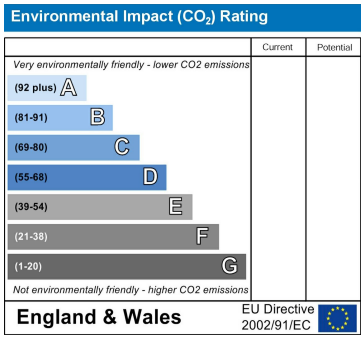
## Tenure
Freehold

## Local Authority
Gloucester City Council
Tax Band: B

## 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 firms 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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