



19 Sisson Road

Elmbridge Gloucester, GL2 0RJ

£375,000



Murdock and Wasley Estate Agents are pleased to introduce this three bedroom semi-detached house to the market. Perfectly positioned for growing families, the property is situated within a sought-after location close to fantastic primary and grammar schools.

The property beautifully blends character with modern living across two separate reception rooms, kitchen and a practical utility area. The first floor continues to impress with three well-proportioned bedrooms and a contemporary family bathroom, offering an ideal setup for everyday family life.

A generous, fully enclosed rear garden features an outdoor tap, a detached storage shed, and a wooden pergola and an additional patio area perfect for outdoor furniture. Complete with off-road parking, the home also benefits from solar panels that reduce the monthly running cost and enhance energy efficiency.



Entrance Hall

Accessed via a UPVC double glazed door, with power points, radiator, original tiled flooring, and stairs leading to the first floor landing. Doors lead off to:

Lounge

Power points, radiator, feature fireplace, alcove storage, picture rail, wooden flooring, and front aspect UPVC double glazed bay window.

Dining Room

Power points, radiator, laminate flooring, picture rail, and rear aspect UPVC double glazed window.

Kitchen

Range of base, drawer, and wall mounted units with laminate work surfaces, single sink unit with mixer tap over, appliance points, and power points. Space for Rangemaster cooker with extractor hood over, radiator, wooden door to under-stairs storage cupboard, tiled flooring, inset ceiling spotlights, and side aspect UPVC double glazed window. Door to:

Utility

Base and wall mounted units with laminate worktop, power points, radiator, and space for washing machine and tumble dryer. Tiled flooring, rear aspect UPVC double glazed window, and side aspect stable door leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, two fitted cupboards, Baxi combination boiler, and front aspect UPVC double glazed window.

Bedroom Two

Power points, radiator, and rear aspect UPVC double glazed window.

Bedroom Three

Power points, radiator, and rear aspect UPVC double glazed window.

Bathroom

Suite comprising panelled bath with mains-fed shower over, vanity wash hand basin with separate taps and storage beneath, and low-level WC. Partly tiled walls, heated towel rail, vinyl flooring, and side aspect UPVC double glazed frosted window.

Outside

To the front, a brick wall with mature bushes frames the property, providing excellent kerb appeal. A block-paved pathway leads to the entrance, alongside convenient off-road parking and a wooden gate providing access through to the rear garden.

To the rear, the enclosed garden features a block-paved area with a wooden pergola and garden shed, offering useful additional storage. The garden then opens onto a spacious lawn with a further patio area, perfect for outdoor furniture and entertaining, with the added benefit of an outdoor tap.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: C

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.

Agents Notes

We are advised that the property benefits from Solar Panels which are owned by the current vendor. These help reduce the monthly running costs of the property and will be transferred to the new purchaser on completion.



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		
	59	71
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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