



## 80 Estcourt Road

Gloucester, GL1 3LQ

**£380,000**



Murdock & Wasley Estate Agents are delighted to present this heavily extended three-bedroom semi-detached family home, positioned on a highly sought-after tree-lined road close to excellent schools, local amenities and the city centre.

Originally built in the 1930s, the property beautifully blends attractive character features with a high-quality finish throughout. Offering generous and versatile living space, the accommodation includes two spacious reception rooms and three well-proportioned bedrooms, making it ideal for growing families.

Outside, the home benefits from a beautifully maintained south-westerly facing garden, a detached garage and ample driveway parking. Furthermore, the property still offers exciting potential for further enhancement, subject to the necessary consents.



### Entrance Hall

Accessed via front door, power points, radiator, stairs to first floor landing, understairs storage cupboard to boiler, original tiled flooring. Doors lead off:

### Lounge

Power points, radiator, alcove storage, picture rail, front aspect upvc double glazed bay window.

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for range cooker with extractor hood over, fridge/freezer and washing machine. Partly tiled walls, tiled flooring, rear and side aspect upvc double window and side aspect upvc double glazed door.

### Dining Room

Tv point, power points, radiator, feature fireplace, alcove storage, picture rail, inset ceiling spotlights, velux rooflight, rear aspect upvc double glazed door leading to the garden.

### Landing

Access to loft space, wooden flooring, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, feature fireplace, picture rail, wooden flooring, front aspect upvc double glazed bay window.

### Bedroom Two

Power points, radiator, feature fireplace, fitted wardrobe, picture rail, wooden flooring, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, fitted wardrobes, inset ceiling spotlights, skylight, rear aspect upvc double glazed window.

### Bathroom

Suite comprising, panelled bath with shower and separate taps over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, storage cupboards, laminate flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

### Outside

To the front, there is a driveway providing off-road parking for two vehicles, alongside a flat lawn bordered by mature shrubs and hedges. A wooden gate offers convenient access to the rear garden.

At the rear, there is an enclosed south-west-facing garden featuring a flat lawn and a detached outbuilding. The garage is accessible via an up-and-over door and a wooden side door, and benefits from power, lighting, and windows to the rear and side aspects.

### 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.



| 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                                   | 62                      | 68        |
| (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 |           |

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.

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