Murdock & Wasley
ESTATE AGENTS

16 Elmbridge Road

Gloucester, GL2 0NZ

£750,000

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We are delighted to present this beautifully restored 1910 Edwardian semi-detached home, offering an exceptional blend of character, space, and versatility. Boasting three double bedrooms in the main residence alongside a separate two bedroom annexe, this outstanding property provides a rare opportunity for multi-generational living or holiday let potential.

Externally, the property continues to impress with a beautifully enclosed rear garden, offering a combination of patio seating areas, decking, and lawn—perfect for both relaxation and entertaining.

Entrance Hallway
Accessed via the front door, featuring original ceramic floor tiles, radiator, and stairs rising to the first floor with open under-stairs storage space. Doors provide access to both reception rooms and the kitchen/diner.

Living Room
UPVC double glazed box bay window to the front and a further UPVC double glazed window to the front, television point, log burner, two radiators, power points, coving, and flooring partly laid to carpet.

Lounge
UPVC double glazed frosted window to the side, along with a UPVC double glazed window and single door to the rear, television point, two radiators, power points, and laminate flooring.

Kitchen/Diner
Three UPVC double glazed windows to the side and a single door to the side. Fitted with eye and base level units with roll-edge worktops, sink/drainer, cooker point, space for appliances, power points, partly tiled walls, recessed downlights, laminate flooring, and coving. Door leading to:

Utility Room
Two UPVC double glazed windows to the side, fitted with base level units and roll-edge worktops, sink/drainer, cupboard housing the combination boiler, and space and plumbing for a washing machine and tumble dryer. Additional features include a radiator, power points, partly tiled walls, fuse panel, and original flooring.

Cloakroom
Upvc double glazed frosted window to rear, radiator, pedestal wash hand basin.

Conservatory
UPVC double glazed French doors to the rear and UPVC double glazed windows to the side, with a PVC roof. Features include a radiator and laminate flooring.

First Floor Landing
Radiator, recessed down lights, built in storage cupboard, access to loft via hatch. Doors to all rooms.

Bedroom 1
UPVC double glazed box bay window to the front and UPVC double glazed window to the front, with a log burner, radiator, and power points.

En-Suite Bathroom
UPVC double glazed frosted windows to the side and rear, walk-in shower, separate panelled bath, low-level WC and his & hers wash hand basins, tiled flooring and walls, recessed downlights, towel rail, and radiator.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4 (Dressing Room)
Upvc double glazed window to front, built in wardrobes.

Family Bathroom
UPVC frosted double glazed window to the side, shower cubicle, low-level WC and pedestal wash hand basin, heated towel rail, tiled walls, extractor fan, and recessed downlights.

Rear Garden
An enclosed area which is partly paved with an area laid to lawn, gated side access.

Detached Coach House

Entrance
Accessed via front door, door to bedroom, kitchen & bathroom.

Kitchen
Double glazed window to rear, eye & base level units with roll edge work tops. sink/drainer, electric oven, space for appliances, door to garage & stairs leading to living area.

Bathroom
Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, shaver point, recessed down lights.

Bedroom
Upvc double glazed window to front, radiator, power points.

Open Plan Living/Diner
Upvc double glazed window to front & two velux windows, two radiators, power points, recessed down lights.

Bedroom
Two Upvc double glazed windows to front, two radiators, power points. Door to:

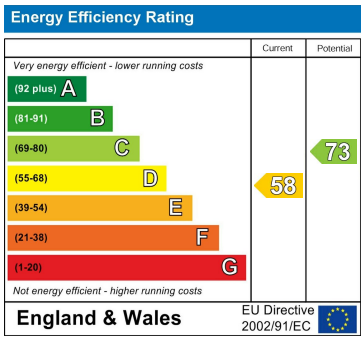
En-Suite
Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

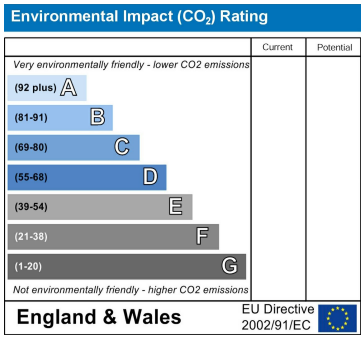
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

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.





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