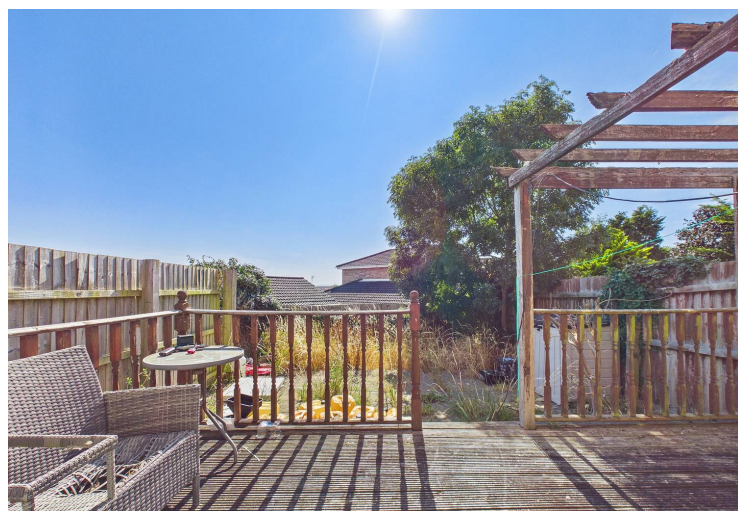




## 34 Murlande Way, Rhoose

£165,000 Freehold

IDEAL STARTER HOME OR BUY TO LET INVESTMENT • 2/3 ALLOCATED PARKING SPACES • DOUBLE BEDROOM • FREEHOLD - NO SERVICE CHARGES • CLOSE TO LOCAL SHOPS AND AMENITIES • AWAITING PROBATE





PERFECT STARTER HOME WITH GENEROUS SUNNY REAR GARDEN; 2-3 CAR DRIVEWAY; EXCELLENT ORDER - Situated in this quiet cul-de-sac and tucked away. The immaculately presented accommodation includes an entrance porch, L shape living space with French doors leading to the sunny and enclosed rear garden. There is a modern kitchen with space for appliances and to the first floor a double bedroom and good size upgraded bathroom/WC with shower. Outside there is drive for 2-3 vehicles along with the previously mentioned sunny rear garden with areas of decking and patio with garden shed to remain. The property has UPVC double glazed windows and external doors and represents an ideal opportunity for a first time buyer looking to get onto the property ladder. The amenities of Rhoose Village are a 10 minute walk away as is the Train Station of Rhoose. The property is awaiting probate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**Entrance Porch.**

**Living Room.**

15' 7" x 13' 7" (4.74m x 4.13m)

**Kitchen.**

6' 10" x 6' 1" (2.08m x 1.85m)

**Landing.**

**Double Bedroom.**

13' 8" x 8' 0" (4.16m x 2.44m)

**Bathroom**

7' 3" x 6' 0" (2.21m x 1.83m)





**Front Garden.**

A small stone chipped section offers a timber gate which in turn leads into the rear garden.

**Rear Garden.**

27' 0" x 20' 0" (8.22m x 6.09m).

A good size and fully enclosed rear garden which has an initial raised deck with Pergola to enjoy the afternoon sun this leads onto a level slabbed patio with adjacent Cotswold stone chipped section. A garden shed will remain. The garden is enclosed by fencing. Excluded from the dimensions provided is an additional 10' deep section running the full width of the plot which can be incorporated as it is on the property Deed.



blackbear