



## 35 Redwell Road

Matson, Gloucester, GL4 6HH

**Offers in excess of £190,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three-bedroom mid-terrace family home, situated in a popular location close to local amenities and just a short distance from Robinswood Primary Academy.

The property offers spacious accommodation throughout and would make an ideal family home, first-time purchase, or investment opportunity. Further benefits include an open outlook to the front, enclosed rear garden, and off-road parking for two vehicles.

The accommodation briefly comprises an entrance hall, lounge through to dining area, kitchen and store room. To the first floor are three bedrooms and a family bathroom.

Early viewing is highly recommended to appreciate what this property has to offer. Contact Murdock & Wasley Estate Agents today to arrange your viewing.



### Entrance Hallway

Accessed via upvc double glazed door, wall mounted radiator, under stairs storage, stairs to first floor landing. Doors lead off:

### Lounge

Television point, data point, power points, wall mounted radiator, wall mounted electric fire, front aspect upvc double glazed window. Opening leads off:

### Dining Room

Power points, wall mounted radiator, space for dining table, rear aspect sliding upvc double glazed door. Door leads off:

### Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker with extractor hood over, space for washing machine, fridge and freezer. Partly tiled walls, rear aspect upvc double glazed window. Door leads off:

### Store

Power points, wall mounted combination boiler, side aspect door leading to the garden.

### Landing

Power points, access to loft via hatch. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bedroom Three

Power points, wall mounted radiator, over stairs storage, front aspect upvc double glazed windows

### Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, rear aspect frosted upvc double glazed window.

### Outside

To the front of the property a driveway laid to decorative stone provides off road parking for two vehicles.

A share path under an arch provides access to the rear.

To the rear of the property a garden mainly laid to lawn is enclosed by hedgerow and wooden fencing.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage

### Local Authority

Gloucester City Council

Tax Band: A

### 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                                   | 72                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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