



31 Armscroft Gardens

Armscroft, Gloucester, GL2 0RT

£235,000



Murdock & Wasley Estate Agents are delighted to present this charming two double bedroom semi-detached home, tucked away at the end of a quiet and popular cul-de-sac in the sought-after Armscroft area, ideal for first-time buyers.

Offered chain-free, the property features an entrance hallway, kitchen, spacious lounge/diner, two double bedrooms and a bathroom. Externally, the home benefits from a south facing garden and a garage to the side, with parking located directly in front of the garage.

Well positioned for local amenities, schools and transport links, this home offers comfort, practicality and potential, a fantastic opportunity to take that first step onto the property ladder.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, door to storage, stairs to landing, door lead off:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink. Appliance points, power points, integral cooker with four ring gas hob with extractor hood over, space for washing machine, fridge/freezer. Partly tiled walls. radiator, wall mounted boiler, tile effect flooring, front aspect upvc double glazed window.

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed french doors leading to garden.

Landing

Power points, access to loft via hatch, doors lead off:

Bedroom One

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

Bedroom Two

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

Bathroom

Suite comprising low level wc, wall mounted wash

hand basin with mixer tap over and storage below, corner cubicle with shower over, panelled walls, rear aspect upvc double glazed window.

Garage

Accessed via Up 'n Over door with power and lighting, personal door leading to garden.

Outside

To the front of the property a private drive provides parking for one vehicle directly in front of the garage.

To the rear of the property an flagstone patio leads down to a garden with raised flower beds and enclosed by wooden fencing and brick walling.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council
Tax Band: B

Agent Note

We have been advised the property was subject to flooding in 2007.

Awaiting Vendor Approval

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	71	78
(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 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	

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

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