



## 32 Birchall Avenue

Matson, GL4 6LP

**£215,000**



Murdock & Wasley Estate Agents are thrilled to present this spacious two double bedroom semi-detached home, located close to Robinswood Hill, offering excellent access to scenic walks and surrounding green space, while also being conveniently situated near a range of local amenities. Built using Laing Easiform construction, the property provides generous and versatile accommodation, including multiple reception rooms, with the potential to create a third bedroom if desired.

Further benefits include off-road parking, an enclosed rear garden, and the added advantage of being offered with no onward chain. An early viewing is highly recommended to avoid disappointment.



**Entrance Hall**

Accessed via Upvc double glazed door, door to understairs storage, stairs to first floor landing. Doors lead off:

**Lounge**

Power points, radiator, front aspect Upvc double glazed window. Door leads off:

**Dining Room**

Power points, radiator, space for dining table, rear aspect Upvc double glazed french door leading to garden.. Door leads off:

**Kitchen**

Range of base, wall and drawer mounted units, roll edge worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, integrated oven with four ring gas hob and extractor hood over, space for washing machine and fridge/freezer. Partly tiled walls, radiator, laminate flooring, rear aspect upvc double glazed window and side aspect frosted double glazed door to garden.

**Landing**

Access to loft via hatch, side aspect Upvc double glazed window. Doors leads off:

**Bedroom One**

Power points, radiator, door to built in wardrobe, front aspect upvc double glazed windows.

**Bedroom Two**

Power points, radiator, door to built in wardrobe, rear aspect Upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with mixer tap over, partly tiled walls, rear aspect frosted Upvc double glazed window.

**Outside**

To the front of the property a garden is enclosed by low level hedgerow with a drive laid to concrete providing off road parking. A wooden gate provides access to the rear.

To the rear of the property a patio leads down to a garden laid to lawn with the raised wooden decked area with pergola above and the bottom of the garden. The garden is enclosed by wooden fencing and a store provides further storage.

**Tenure**

Freehold

**Services**

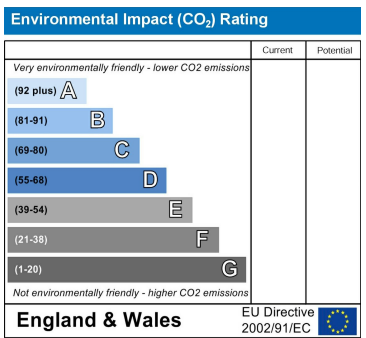
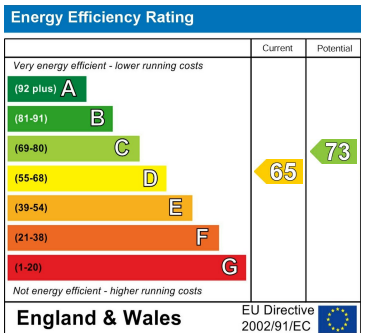
Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester City Council  
Council Tax Band: A

**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.



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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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