Murdock & Wasley
ESTATE AGENTS



65 Deans Way

Kingsholm, Gloucester, GL1 2QA

£200,000

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Murdock & Wasley Estate Agents are delighted to offer this three-bedroom semi-detached home in the popular Kingsholm area of Gloucester. Offered to the market with no onward chain, the property requires modernisation throughout and presents an excellent opportunity for buyers looking to create their ideal home.

Boasting fantastic potential to extend (subject to the necessary planning permissions), the property also benefits from off-road parking and a generous rear garden. Conveniently located close to local amenities, schools and Gloucester City Centre, this is an ideal purchase for families, investors or those seeking a rewarding renovation project.

Early viewing is highly recommended.







Entrance Hall
Access via secure wooden door, door to under stairs storage, stairs to landing, front aspect glazed window. Doors lead off:

Lounge / Dining Room
Power points, space for dining table, front and rear aspect upvc double glazed widows.

Kitchen
Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for cooker, space for washing machine and tall fridge freezer. Inset ceiling spotlights, rear and side aspect upvc double glazed windows and side aspect single glazed door leading off:

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with taps over, panelled bath with taps over, partly tiled walls, side aspect upvc double glazed windows.

Landing
Access to loft via hatch, front aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, front and rear double glazed windows.

Bedroom Two
Power points, rear aspect double glazed window.

Bedroom Three
Power points, door to airing cupboard, front aspect double glazed window.

Outside
To the front of the property a concrete path leads to the front door with a parking space which is bordered by flower beds and enclosed by low level fencing.

To the rear of the property garden is laid to grass and is enclosed by low level fencing. Other features include a wooden shed and a summer house.

Services
Mains water, gas, electricity and drainage.

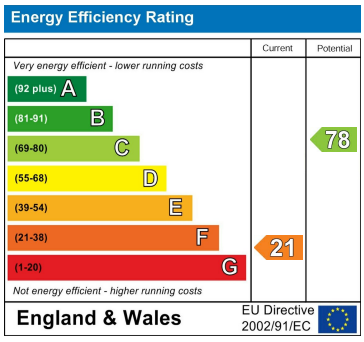
Tenure
Freehold.

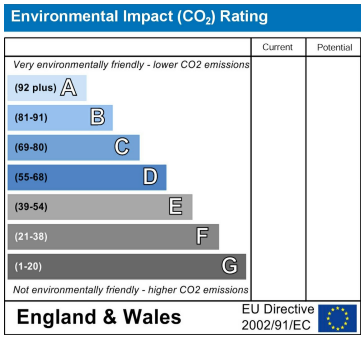
Local Authority
Gloucester City Council
Tax Band: A

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.

Agents Note
Please be aware that the epc rating is an F. We advise this would make the property unsuitable for a buy to let mortgage purchase.
We advise speaking to your financial advisor if you proceed to purchase the property.







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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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