Murdock & Wasley
ESTATE AGENTS



12 Buscombe Gardens

Gloucester, GL3 3QG

Offers in excess of £230,000

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Murdock & Wasley Estate Agents are pleased to introduce this two bedroom mid-terrace house to the market. Situated in a popular and convenient location, the property enjoys close proximity to a range of local amenities, highly regarded schools and excellent transport links.

Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Well presented throughout, the accommodation boasts a newly fitted kitchen and bathroom, a spacious lounge/diner and two well-proportioned bedrooms, making it an ideal home ready to move into.

Externally, the property benefits from a low-maintenance enclosed rear garden, off-road parking and a garage.







Entrance Hall
Accessed via upvc double glazed door, power point, radiator, dado rail, laminate flooring. Opening to:

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring electric hob with extractor hood over, space for fridge/freezer and dishwasher. Ideal combi boiler, laminate flooring, front aspect upvc double glazed window.

Lounge/Diner
Tv point, power points, radiator, decorative wall panelling, stairs to first floor landing, rear aspect upvc double glazed French doors leading to the garden.

Landing
Power point, access to loft space, door to airing cupboard. Doors lead off:

Bedroom One
Power points, radiator, overstairs storage cupboard, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Radiator, laminate flooring, front aspect upvc frosted double glazed window.

Outside
To the front of the property, a paved pathway leads to the front door, sheltered by a canopy porch. The property also enjoys a pleasant open outlook across a neighbouring green space.

To the side, there is an off-road parking space and garage.

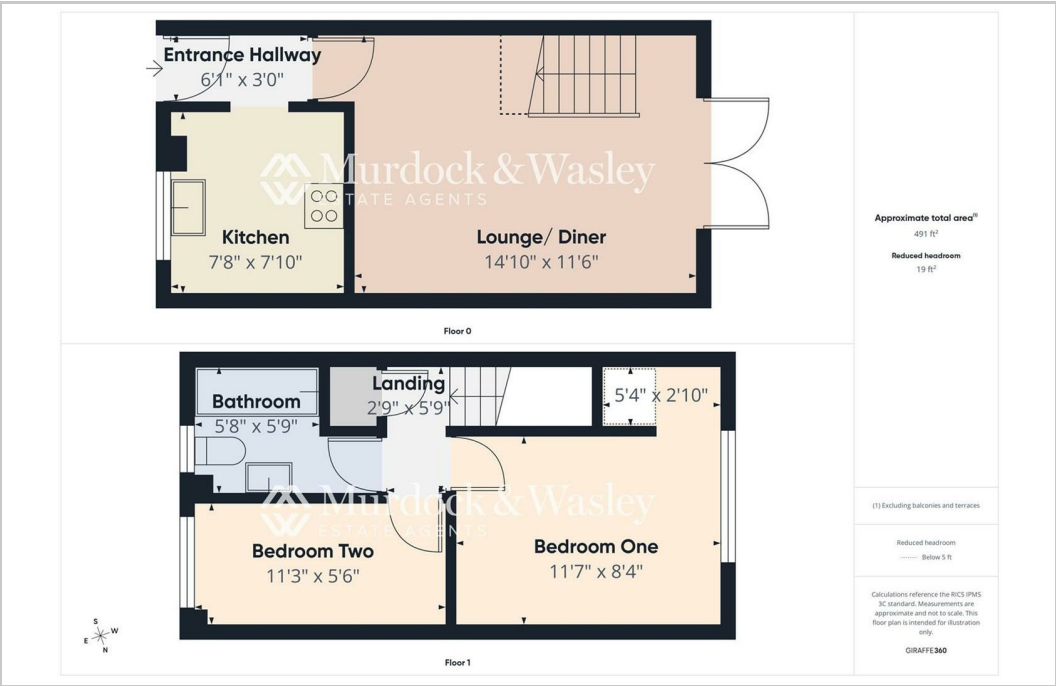
To the rear lies an enclosed garden, mainly laid to lawn with a patio area suitable for outdoor furniture.

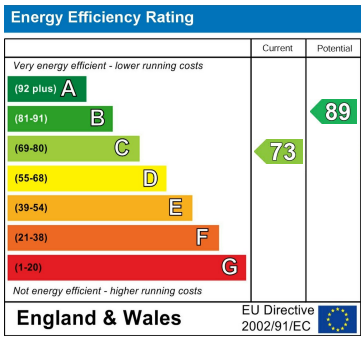
Tenure
Freehold.

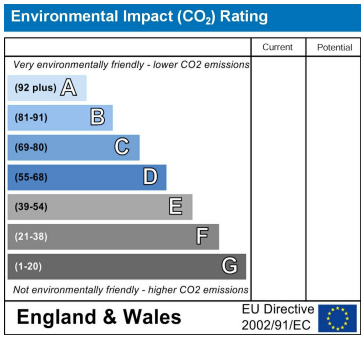
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: B

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.







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 firms 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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