Murdock & Wasley
ESTATE AGENTS

32 Birchall Avenue

Matson, GL4 6LP

Offers in excess of £205,000

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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.

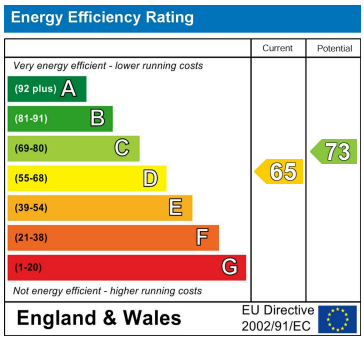
To the rear of the property a patio leads down to a garden laid to lawn with the raised wooden decked area with pergola above and the bottom of the garden. The garden is enclosed by wooden fencing and a store provides further storage.

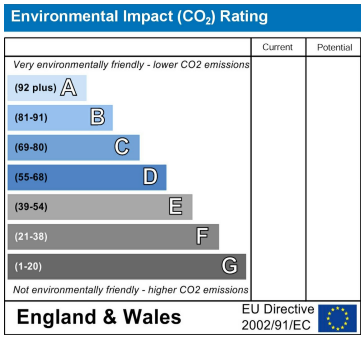
Tenure
Freehold

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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