



6 Purslane Close , Gloucester, GL4 6UZ

Offers in excess of £250,000



Murdock and Wasley are delighted to present this well-proportioned, three bedroom end of terrace family home, situated in the popular residential area of Purslane, Gloucester. Set on a generous corner plot, this property offers the potential for a separate dwelling (subject to the necessary planning consents), or space for development.

This spacious property offers practical and versatile accommodation throughout, making it an ideal purchase for first time buyers, families or investors alike.

Conveniently located for local amenities, school and transport links into Gloucester City centre, this is a fantastic opportunity to secure a well located, spacious, family home.



Entrance Hall

Accessed via upvc double glazed door, power points, electric storage heater, stairs leading to first floor, doors leading to:

WC

Low level WC, wash hand basin with mixer tap above and storage below, front aspect frosted upvc double glazed window.

Lounge

TV point, power points, electric storage heater, front aspect upvc double glazed window, door leading to:

Dining Room

Power points, electric storage heater, upvc double glazed french doors leading to garden.

Kitchen

Range of base, wall and drawer mounted units, power points, one and a half bowl sink unit with drainer and mixer tap over, integrated oven, four ring electric hob with extractor hood over, space for fridge freezer, storage cupboard, partly tiled walls, rear aspect upvc double glazed window, double glazed wooden door leading to garden.

Utility Room

Power points, space for washing machine and tumble dryer, storage cupboard, tiled flooring, partly tiled walls.

Bedroom One

Power points, electric storage heater, front aspect upvc double glazed window.

Bedroom Two

Power points, electric storage heater, rear aspect upvc double glazed window.

Bedroom Three

Power points, electric storage heater, built in storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising of, panelled bath with separate taps and shower off the mains over, low level WC, wash hand basin with mixer tap over and storage below, storage cupboards, partly tiled walls, rear aspect upvc frosted double glazed window.

Outside

To the front of the property is a lawned garden with steps leading to the front door.

The enclosed rear garden has been thoughtfully arranged to create a practical, yet attractive outdoor space, perfect for both relaxing and entertaining, immediately accessed from the property is a generous patio area, ideal for outdoor dining and seating, steps rise from the patio to a level lawn, to the side, a neatly presented section laid with decorative stone, adding visual interest while offering a low maintenance element.

A pathway leads through the garden to a wooden gate which gives access to the driveway and garage which is accessed via an up and over door.

Plot

Set on a generous corner plot, this property offers the potential for a separate dwelling/ space for development (subject to the necessary planning consents).

Tenure

Freehold

Services

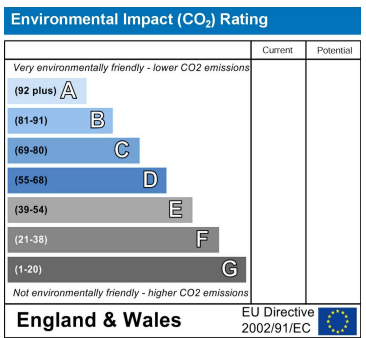
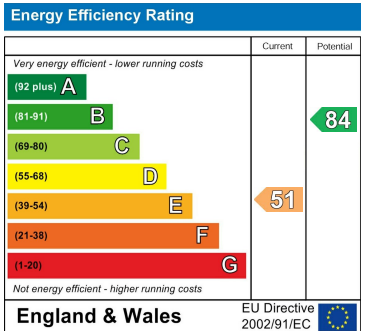
Mains water, electricity and drainage.

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 firm's 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

