



6 Southfield Road

Gloucester, GL4 6UD

Offers in excess of £375,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly extended four-bedroom semi-detached home, ideally located in a popular and convenient area close to highly regarded schools and excellent transport links.

Offered for sale with no onward chain, this property offers spacious and versatile accommodation throughout, including a modern open-plan kitchen/diner, two additional reception rooms, a ground-floor bedroom with en-suite, and three further double bedrooms upstairs.

Outside, there is a generous enclosed rear garden, perfect for families or entertaining.

With so much to offer, we expect strong interest and highly recommend an early viewing to avoid disappointment.



Porch

Accessed via upvc double glazed door, tiled flooring, side aspect upvc double glazed window. Door to:

Entrance Hall

Power points, radiator, coving, dado rail, stairs to first floor landing, inset ceiling spotlights, door to under stairs storage cupboard. Opening to:

Kitchen/ Diner

Range of base, wall and drawer mounted units, solid wooden worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, Range cooker with extractor hood over, space for American fridge/ freezer and dining table. Breakfast bar, partly tiled walls, inset ceiling spotlights, laminate flooring, radiator, two Velux roof lights, rear aspect upvc double glazed window and Bi-folding doors leading to the rear garden. Door to:

Utility

Base and wall mounted units, laminate worksurfaces, appliance points, power points. Space for washing machine, tumbler drier and fridge. Radiator, Velux roof light, side aspect upvc double glazed window. Door to:

Cloakroom

Low level wc, wall mounted wash hand basin, heated towel rail. Gas fired combination boiler, tiled flooring, rear aspect upvc double glazed window.

Family Room

Power points, radiator, coving, laminate flooring, wooden glazed bi-folding doors to the kitchen/ diner.

Lounge

Tv point, power points, radiator, feature gas fire, coving, front aspect upvc double glazed window.

Bedroom Four

Power points, radiator, inset ceiling spotlights, two Velux roof lights, side aspect upvc double glazed window. Door to:

En-Suite

Suite comprising corner shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, tiled flooring, shaver point, front aspect upvc double glazed window.

Landing

Power points, access to loft space with drop down ladder, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, front aspect upvc double glazed bay window.

Bedroom Two

Power points, radiator, built in wardrobes with mirror fronted doors, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, inset ceiling spotlights, Velux roof light, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring, front aspect upvc double glazed window.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two vehicles.

To the rear is a superb enclosed garden featuring a spacious flagstone patio, perfect for outdoor dining and entertaining. The patio steps down to a generous, flat lawn enclosed by wooden panel fencing, with raised borders stocked with mature plants and shrubs.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

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