



38 Wellesley Street

Tredworth, Gloucester, GL1 4QP

£200,000



Murdock & Wasley Estate Agents are delighted to present this stylish and beautifully refurbished two-bedroom mid-terrace home, finished to a high standard throughout and ready to move straight into.

The ground floor offers a spacious separate lounge, leading into a well-proportioned dining room with access to the modern kitchen, alongside a contemporary bathroom.

Upstairs are two generous double bedrooms, both tastefully presented and finished in keeping with the stylish décor found throughout the property.

To the rear is a fully enclosed and thoughtfully landscaped garden, complete with a pergola, external power and attractive entertaining space, perfect for relaxing or hosting friends and family.

A fantastic turnkey home combining modern style, quality finishes and practical living space, offering an excellent opportunity for those seeking a beautifully presented home with nothing left to do but move in.



Entrance Hall

Accessed via metal composite door, power points, wall mounted radiator, tiled flooring, stairs to landing. Doors lead off:

Lounge

Power points, wall mounted radiator, oak flooring, front aspect upvc triple glazed windows.

Dining Room

Television points, data points, power points, wall mounted vertical radiator, fireplace with log burner inset, bespoke fitted storage, oak flooring, door to under stairs storage, space for dining table, rear aspect upvc triple glazed door leading to the garden. opening leads off:

Kitchen

Range of base, wall and drawer mounted units, wood worktops, composite sink with mixer tap over, electric oven with five ring gas hob and extractor hood over, space for appliances, dishwasher, and tall fridge/freezer, partly tiled walls, tiled flooring, side aspect upvc triple glazed window. Door leads off:

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over and storage below, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, space for washing machine & tumble dryer, side aspect triple glazed frosted window.

Landing

Doors lead off:

Bedroom One

Power point, wall mounted radiator, rear aspect upvc triple glazed window.

Bedroom Two

Power points, wall mounted radiator, access to board loft with power and lighting via drop down ladder, door to storage, front aspect upvc triple glazed window.

Outside

To the rear of the property a sandstone path leads down to the garden laid to lawn, bordered by flower beds and mature shrubs and trees whilst enclosed by wooden fencing. Other features include a pergola with external power & lighting, providing space for garden furniture and a separate log store.

Services

Mains water, gas, electric, drainage.

Tenure

Freehold

Local Authority

Gloucester City 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.



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		
	69	80
England & Wales		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.

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

