Murdock & Wasley
ESTATE AGENTS



9 Pennine Close

Quedgeley, Gloucester, GL2 4TP

Offers in excess of £230,000

2 | 1 | 2 | D

Murdock & Wasley Estate Agents are pleased to present this two bedroom end of terrace property, ideally situated in a popular and convenient location, within easy reach of local amenities and excellent transport links, including the M5 motorway.

Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers or those looking to downsize. The accommodation comprises two spacious reception rooms, a well-appointed kitchen and a downstairs shower room, whilst upstairs there are two well-proportioned bedrooms.

Externally, the property benefits from a spacious enclosed rear garden and a driveway providing off-road parking.







Entrance Hall
Accessed via upvc double glazed window, power points, radiator, laminate flooring. Doors lead off:

Kitchen
Range of base, drawer and wall mounted units, single sink unit with mixer tap over, wooden worksurfaces. Appliance points, power points, four ring gas hob with extractor hood over, eye level oven/grill, space for washing machine, dishwasher and fridge/freezer. Partly tiled walls, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed door.

Lounge
Power points, vertical radiator, coving, laminate flooring, stairs to first floor landing, rear aspect upvc double glazed window.

Dining Room
Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Bathroom
Suite comprising corner step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, heated towel rail, laminate flooring, front aspect upvc frosted double glazed window.

Landing
Laminate flooring. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobe, laminate flooring, front aspect upvc double glazed window.

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

Outside
To the front of the property, there is a paved pathway leading to the front door, flanked by a level lawn and driveway on either side. A wooden gate provides access to the rear garden and workshop.

To the rear of the property is a spacious enclosed garden, featuring a level lawn alongside a variety of decked and block-paved areas, ideal for outdoor furniture and entertaining.

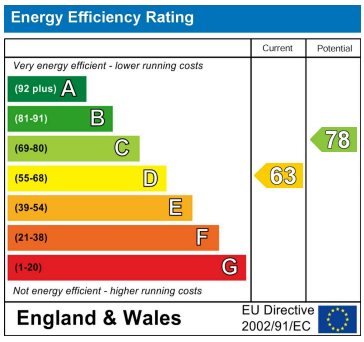
Tenure
Freehold.

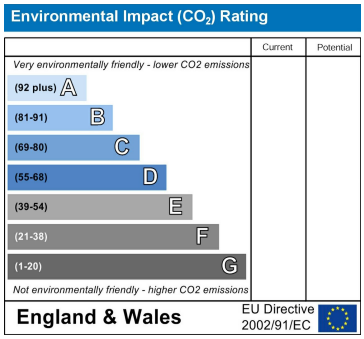
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: B

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.







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.

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

rightmove The Property Ombudsman