



19 Painswick Road

Gloucester, GL4 6BP

£220,000



Murdock & Wasley Estate Agents are pleased to present this three bedroom end-of-terrace house to the market. Situated in a convenient location, the property provides easy access to Gloucester City Centre and a range of local amenities.

Requiring modernisation throughout, the property provides an excellent opportunity for buyers looking to update a home to their own taste. The accommodation comprises two reception rooms, a kitchen, downstairs bathroom and lean-to, along with three well-proportioned bedrooms.

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



Entrance Hall

Accessed via wooden door, radiator, stairs to first floor landing. Door to:

Dining Room

Power points, radiator, front aspect upvc double glazed window.

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for cooker, washing machine, rear aspect upvc double glazed window.

Lounge

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with separate taps over and storage below. Partly tiled walls, radiator, rear aspect upvc frosted double glazed window.

Lean-To

Lean-to with timber-framed translucent corrugated roof, power points and space for appliances.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, door to storage cupboard, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, fitted wardrobes, cupboard housing to boiler, rear aspect upvc double glazed window.

Outside

To the front of the property there is a block-paved driveway providing off-road parking for two vehicles which leads to the front door and side wooden gate for access to the rear garden.

To the rear is a generous enclosed garden with a paved seating area, mature trees and shrubs, along with space for a wooden shed.

Tenure

Freehold.

Services

Mains water, gas, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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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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