Murdock & Wasley
ESTATE AGENTS



20 Wharfside Close

Hempsted, Gloucester, GL2 5FB

Offers over £210,000

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Murdock & Wasley Estate Agents are delighted to welcome to the market this well presented two bedroom end terrace home, with En Suite to master and two off road parking spaces, pleasantly situated within the popular Wharfside development in Gloucester.

The accommodation offers a practical and well-proportioned layout, making it an excellent choice for first-time buyers, professionals or investors. Internally, the property comprises an entrance hallway, WC, kitchen and a spacious living/dining room with access to the rear garden. Upstairs are two bedrooms with en suite to master and family bathroom.

Externally, the property benefits from an enclosed rear garden, providing an ideal space for outdoor dining and entertaining, as well as two parking spaces.
Conveniently positioned for access to Gloucester city centre, the historic Gloucester Docks and Gloucester Quays, as well as a range of local amenities and transport links, this attractive home combines comfortable living with a highly convenient location.







Entrance Hall
Accessed via composite door, power points, radiator, stairs leading to first floor, Doors lead off:

WC
Low level wc, pedestal wash hand basin with mixer tap over, tiled splash back, radiator.

Kitchen
Range of base, drawer and wall mounted units, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for washing machine and fridge freezer, radiator, front aspect upvc double glazed window.

Lounge Diner
Tv point, Power points, radiator, door to storage cupboard, UPVC Double glazed French doors leading to rear garden.

Bedroom One
Powerpoints, radiator, double glazed UPVC window with front aspect, door leading to en suite.

En Suite
Suite comprising walk in shower cubicle with shower off the mains over, low level WC, hand wash basin with mixer tap above, partly tiled walls, radiator, upvc frosted double glazed window.

Bedroom Two
Powerpoints, radiator, UPVC double glazed window with rear aspect.

Bathroom
Suite comprising panelled bath with mixer tap, low level WC, hand wash basin with mixer tap above, partly tiled walls, radiator, upvc frosted double glazed window.

Outside
To the front, the property benefits from two designated off-road parking spaces with a paved pathway leading to the main entrance. Being positioned at the end of the terrace, the property also enjoys useful gated side access leading through to the rear garden.
The generous enclosed rear garden is predominantly laid to lawn and enclosed by timber fencing, providing a private and secure outdoor space. A paved patio sits immediately outside the property, ideal for outdoor seating, dining and entertaining, while the garden also benefits from mature shrubs and planting, together with gated access to the side.

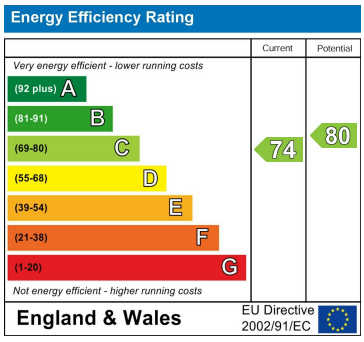
Tenure
Freehold

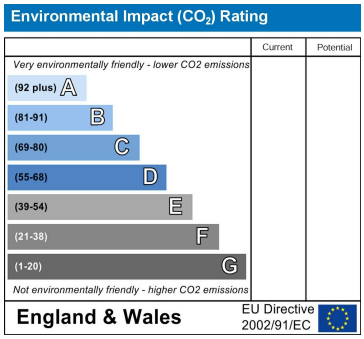
Services
Mains gas, water, electricity and drainage

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.

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