



22 St. Peters Road

Matson, Gloucester, GL4 6LY

£155,000



MURDOCK & WASLEY ESTATE AGENTS welcome new to the market this terraced home situated on St Peters Road, Matson. The accommodation offers generous living space & perfectly suited for FIRST TIME BUYERS or INVESTORS. On the ground floor we have: Entrance hallway, kitchen & lounge/diner while upstairs are three bedrooms & bathroom. Outside we have a large rear garden which is mainly laid to lawn.



Entrance Hallway

Approached via Upvc double glazed front door, staircase to first floor, door to:

Lounge/Diner 15'5" x 15'1" (4.7 x 4.6)

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, radiator, power points, under stairs storage cupboard, door to:

Kitchen 19'4" x 9'10" (5.9 x 3.0)

Upvc double glazed windows to rear & Upvc double glazed door to front & rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for fridge/freezer, plumbing for washing machine, tumble dryer & dish washer, wall mounted combination boiler, power points, part tiled walls, laminate flooring, radiator.

First Floor Landing

Upvc double glazed windows to front, door to all rooms.

Bedroom 1 12'5" x 11'9" (3.8 x 3.6)

Upvc double glazed windows to rear, radiator, power points, television point.

Bedroom 2 11'9" x 8'10" (3.6 x 2.7)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 8'2" x 6'6" (2.5 x 2.0)

Upvc double glazed windows to front, radiator, power points.

Shower Room

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Rear Garden

Excellent size which is partly paved, mainly laid to lawn, shed, gated rear access, cold water tap.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester County Council- 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			
(55-68) D			
(39-54) E			
(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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