



81 Redwell Road, Matson, Gloucester, GL4 6JJ

£210,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in Matson, this well-proportioned three bedroom mid-terrace home offers spacious accommodation across two floors and benefits from a generous rear garden, making it an ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hallway leading into a bright and comfortable living room. You will find a separate dining room providing an ideal space for family meals or entertaining, with access through to the fitted kitchen. The kitchen offers a range of wall and base units along with space for appliances and enjoys views over the rear garden.

Upstairs, the property boasts three bedrooms, including two well-sized doubles and a third bedroom perfect for a child's room, home office or nursery. The family bathroom is complemented by a separate WC, offering added convenience for busy households.

Externally, the property benefits from a low-maintenance front garden enclosed by picket fencing. To the rear, there is a generous enclosed garden mainly laid to lawn with patio seating area and a useful storage shed, providing excellent outdoor space for families, pets or summer entertaining.

Matson offers a range of local amenities including shops, schools and transport links, with easy access to Gloucester city centre and surrounding areas.

Laing Easiform Construction

Agents Note

Freehold
EPC Rating: C73
Gloucester City Council Band: A
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:

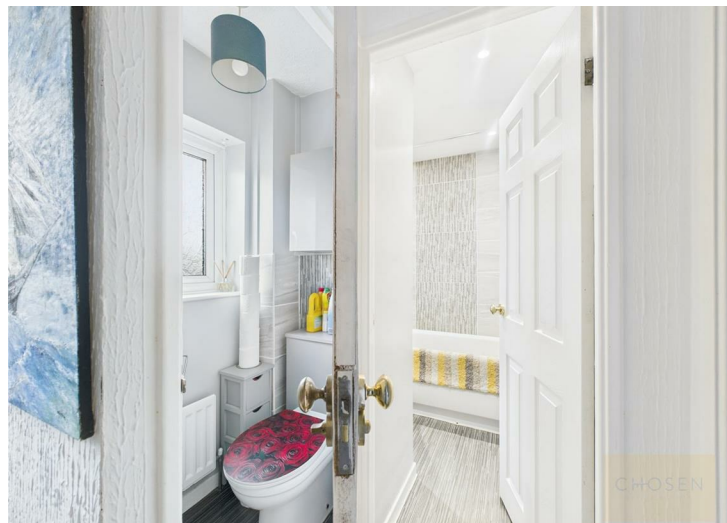
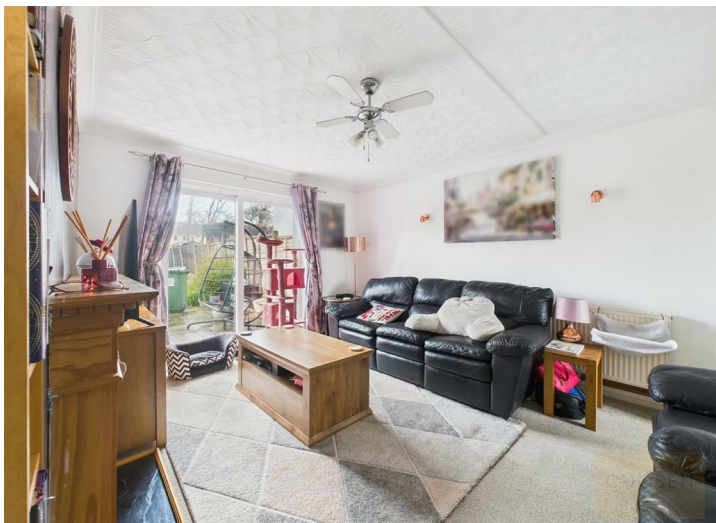
Rivers & Seas: Very Low
Surface Water: Very Low

Laing Easiform Constructed - check with your mortgage provider
that you can secure a mortgage on this.

- Three Bedroom Terraced Home
- Generous Rear Garden
- Living Room, Dining Room And Kitchen
- Laing Easiform Constructed
- Living Room With Direct Access To Rear Garden
- Front Garden
- EPC Rating: C73
- Council Tax Band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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 	





Floor 0



Floor 1

Approximate total area⁽¹⁾
789 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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