

FOR SALE



Thistlebank, Longlevens, Gloucester

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £295,000


MARTIN&CO



Thistlebank, Longlevens, Gloucester

3 Bedrooms, 2 Bathroom

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- Modern Family Home
- Semi-Detached
- Three Bedrooms
- En-suite to Master
- Through Lounge/Diner



DESCRIPTION

A spacious 3 double bedroom semi detached family home located within a cul-de-sac of Longlevens and can be found just of Brionne Way within a small modern development offering, entrance hall, wc, kitchen, open plan lounge/dining room, en-suite and family bathroom, garden, driveway parking and garage, gas central heating and UPVC double glazing, EPC - C. CTax C - no onward chain (please note photos are pre tenancy)

ENTRANCE HALL

Stairs to the first floor, door to lounge, door to kitchen

LOUNGE

window to the front, open to the dining area

DINING ROOM

double doors to the garden, door to the kitchen

KITCHEN

window to the rear, range of eye and base units, eclectic oven, gas hob with extractor over, wine rack, plumbing for machine. walk in cupboard, door to the dining room

CLOAKROOM

window to the front, WC & wash basin

LANDING

doors to the bedrooms and bathroom

BEDROOM 1

window to the front, built in double wardrobe, door to the en-suite

ENSUITE with WC,
wash basin and shower



BEDROOM 2

window to the rear, built in double wardrobes

BEDROOM 3

window to the rear

BATHROOM

window to the front, WC, wash basin and paneled bath

OUTSIDE

double wooden gates lead to the parking and garage,
rear garden enclosed by panel fencing

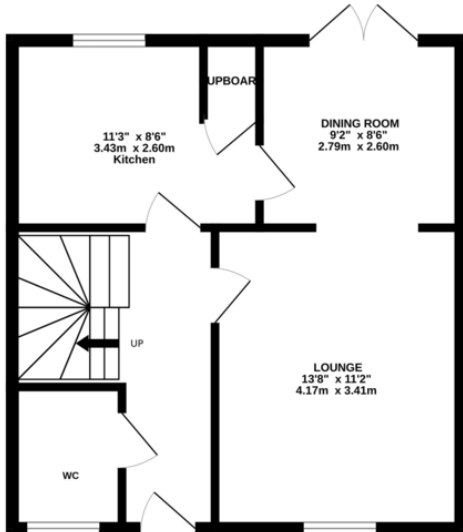




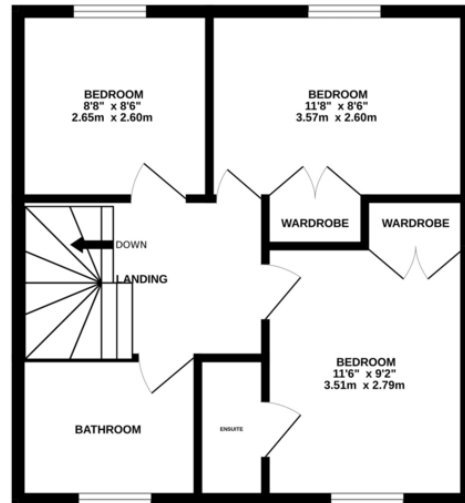
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.