

FOR SALE



Wellsprings Road, Longlevens, Gloucester

Extended 4 Bedrooms, 2 Bathrooms, Semi-Detached House

Asking Price Of £479,995

MARTIN&CO



Wellsprings Road, Longlevens, Gloucester

4 Bedrooms, 2 Bathroom

Asking Price Of £479,995

- Extended Semi-Detached
- 4 Bedrooms
- Utility with WC
- 2 Reception Rooms
- Family Home

DESCRIPTION FABULOUS

Extended 4 Bed home- this spacious, well-presented family home offers entrance hall leading to two reception rooms, utility with WC, there is a large open plan kitchen/ family room with doors out the rear garden and patio, 4 bedrooms, en-suite and family bathroom upstairs, UPVC double glazing and off road parking gas central heating throughout, EPC - C, Council Tax - D - really must be viewed!

ENTRANCE HALL

Stairs to first floor, doors to dining room and utility

UTILITY ROOM

Double glazed door to side of property, sink unit with mixer tap over, base level storage cupboards, plumbing for washing machine, wall mounted boiler. Door to WC

WC

Hand basin and WC unit with door to utility room, window to front of property

LOUNGE

Bay window to the front of property

DINING ROOM

Door to entrance hall, open plan to the living room and kitchen

KITCHEN/FAMILY ROOM

Double glazed window to the rear, double doors to the rear, range of eye level and base storage units, built in electric hob, oven and extractor hood, and built in dishwasher

LANDING

Stairs to ground floor, doors to all rooms





MASTER BEDROOM

Door to landing, double glazed window to rear, door to ensuite

ENSUITE

Double glazed window to side of property, tiled shower cubicle, pedestal hand wash basin WC, door to master bedroom

BEDROOM 2

Double glazed bay window to front, door to landing

BEDROOM 3

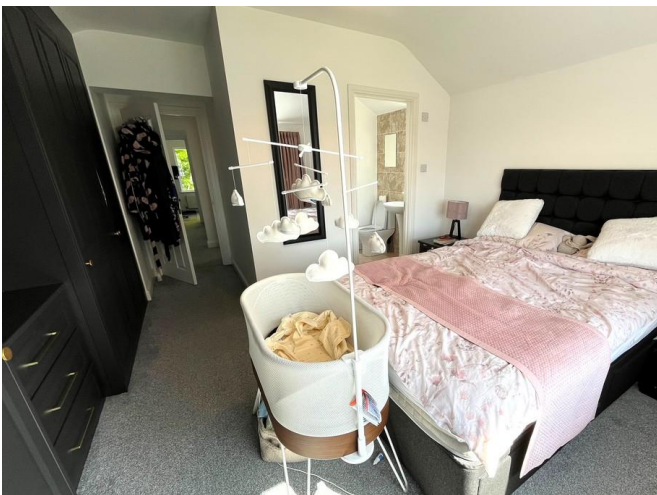
Double glazed window to rear, door to landing

BEDROOM 4

Double glazed window to front, door to landing

BATHROOM

Double glazed windows to front and side, bath with shower over, pedestal wash basin with mixer tap over, WC, door to landing

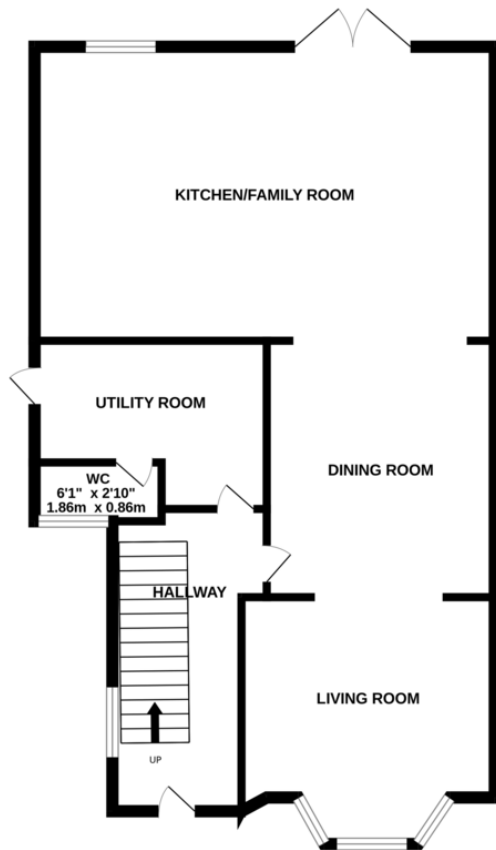




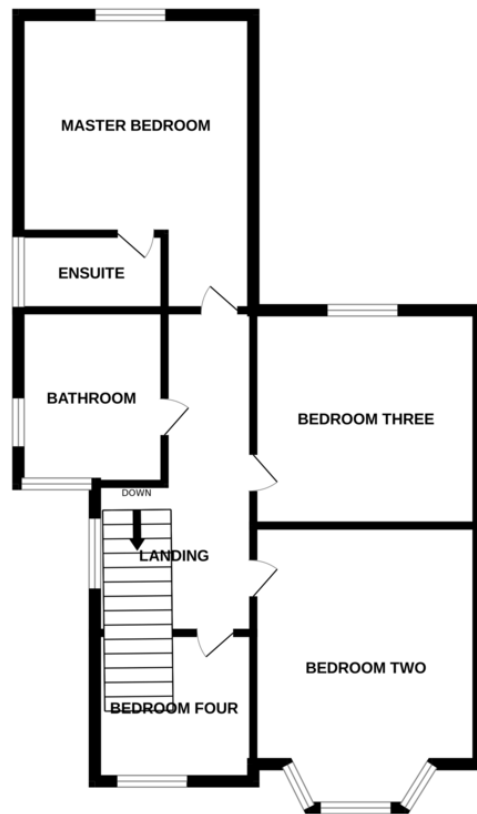
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



GROUND FLOOR



1ST FLOOR



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 form 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.