



15 Mortimer Road

Longlevens, Gloucester, GL2 0ET

£325,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this much loved detached property tucked away in a prominent position in the heart of Longlevens. The accommodation offers excellent living space & early viewing is strongly advised.

Internally we have: Entrance hallway, modern kitchen, three bedrooms, lounge, cloakroom, bathroom & further reception room (potentially bedroom 4)

Outside we have a Westerly facing rear garden with detached garage & driveway also included.

Offered to the market with NO ONWARD CHAIN



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, radiator, airing cupboard, doors leading to kitchen, lounge, dining room/bedroom 3.

Kitchen 11'9" x 8'11" (3.60 x 2.73)

Upvc double glazed windows & door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, partly tiled walls, tiled flooring, radiator, power points, pantry, door into inner hallway.

Lounge 17'11" x 11'0" (5.47 x 3.36)

Upvc double glazed windows to front, television point, radiator, power points, central heating thermostat, back boiler.

Dining Room/Bedroom 3 9'0" x 8'11" (2.76 x 2.74)

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

Inner Hallway

Radiator, access to loft via hatch, power points, doors to bedroom 1, cloakroom, bathroom, kitchen & study/dressing room.

Cloakroom 4'7" x 2'11" (1.42 x 0.89)

Upvc frosted double glazed window to side, low level wc, towel rail.

Bathroom 5'11" x 4'10" (1.81 x 1.48)

Upvc frosted double glazed window to side, panelled bath, pedestal wash hand basin, radiator, tiled walls.

Bedroom 1 12'1" x 10'9" (3.70 x 3.30)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 11'5" x 8'11" (3.50 x 2.72)

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

Study/Dressing Room 10'2" x 7'11" (3.10 x 2.43)

Upvc double glazed window to side, radiator, power points.

Rear Garden

An enclosed westerly facing garden which is maintenance free. Cold water tap, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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