



# 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

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/drainer, 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.

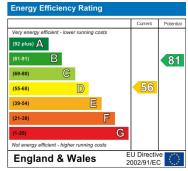
# **Local Authority**

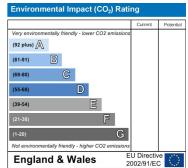
Gloucester City Council- Band D

# **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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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