



## 66 Kendal Road

Longlevens, Gloucester, GL2 0ND

**Offers in excess of £399,950**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this spacious, well presented & bound to be popular four bedroom semi detached home located in an exceptional location. The accommodation comprises of: Entrance hallway, cloakroom, lounge, second sitting room, Kitchen/Diner & utility. Upstairs are four double bedrooms, modern en-suite & family bathroom.

Outside we have gardens to both side & rear with a fantastic amount of parking to the front.

Positioned on a wonderful plot in a quiet & desirable location we anticipate this to be popular so give us a call on 01452 682952.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space, doors to kitchen/diner & lounge.

### Lounge 30'1" x 9'6" (9.17 x 2.91)

Upvc double glazed windows to both front & side, Upvc double glazed french doors to rear, television point, radiators, power points.

### Open Plan Kitchen/Diner 17'8" x 11'3" (5.39 x 3.45)

Upvc double glazed window to rear, eye & base level units with roll edge work tops, cooker point, space for appliances, storage cupboard, tiled flooring, radiator, power points, door through to rear lobby & double doors through to sitting room.

### Sitting Room 12'5" x 11'6" (3.79 x 3.53)

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

### Rear Lobby

Upvc double glazed door to side, tiled flooring, door through too:

### Cloakroom & Utility 6'8" x 4'0" (2.05 x 1.23)

Upvc double glazed window to rear, base level units with roll edge work tops, sink/drain, wall mounted combination boiler, low level wc, laminate flooring.

### First Floor Landing

Access to loft via hatch, power points, doors to all rooms.

### Bedroom 1 14'11" x 9'6" (4.57 x 2.92)

Upvc double glazed windows to front, radiator, power points, sky light, loft hatch, access to walk in wardrobe. Door to:

### En-Suite 6'2" x 5'6" (1.89 x 1.68)

Upvc frosted double glazed window to rear, Shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

### Bedroom 2 10'4" x 9'7" (3.17 x 2.93)

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

### Bedroom 3 11'5" x 10'3" (3.49 x 3.13)

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

### Bedroom 4 10'1" x 6'10" (3.08 x 2.10)

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

### Bathroom 6'1" x 5'7" (1.87 x 1.72)

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

### Outside

To the rear we have an enclosed area which is partly paved, mainly laid to lawn. To the side there is an area also laid to lawn with gated side access leading to the front.

To the front is a private driveway which offers parking for multiple vehicles.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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			
(81-91) B			
(69-80) C		73	81
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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