



47 Innsworth Lane

Longlevens, Gloucester, GL2 0DQ

Offers in excess of £450,000



Murdock & Wasley Estate agents present a new listing: A fantastic detached red brick home from the 1930s, located in the highly sought-after area of Longlevens. Situated on Innsworth Lane, this beloved family home not only boasts a generous amount of living space but also features a single-storey extension that exemplifies open-plan living at its best.

Externally, the property doesn't fail to impress with a charming enclosed garden, providing a peaceful outdoor retreat. Additionally, the convenience of a garage and ample parking space at the front adds to the appeal of this wonderful home.

In terms of accommodation on the ground floor we have: Entrance hallway, ground floor shower room, lounge, dining area, OPEN PLAN kitchen/Diner & bedroom 4 (could be further sitting room). Upstairs are three bedrooms & bathroom. Outside to the rear we have a generous size garden, with garage & driveway to rear.



Entrance Hallway 8'7" x 6'11" (2.63 x 2.13)

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, laminate flooring.

Ground Floor Bathroom 8'7" x 6'11" (2.63 x 2.13)

Four piece suite comprising of paneled bath, shower cubicle, low level wc & pedestal wash hand basin, skylight, partly tiled walls, heated towel rail, under floor heating.

Lounge 13'6" x 11'11" (4.13 x 3.65)

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

Dining Area 11'10" x 10'10" (3.62 x 3.31)

Laminate flooring, radiator, power points, log burner, opening through too:

Open Plan Kitchen/Diner 18'5" x 10'8" (5.62 x 3.26)

Upvc double glazed windows to rear & bi-folding doors to rear, two skylights, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, power points, partly tiled walls, tiled flooring.

Bedroom 4 (Reception Room) 19'8" x 7'0" (6.01 x 2.14)

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

First Floor Landing 8'10" x 3'1" (2.71 x 0.94)

Upvc double glazed window to side, loft hatch, doors to all rooms.

Bedroom 1 13'6" x 12'0" (4.12 x 3.66)

Upvc double glazed bay window to front, radiator, power points.

Bedroom 2 12'0" x 10'11" (3.66 x 3.33)

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

Bedroom 3 8'4" x 6'10" (2.55 x 2.10)

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

Shower Room 5'11" x 5'3" (1.81 x 1.62)

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Rear Garden

A beautifully maintained garden which is partly paved with an area laid to lawn, cold water tap, gated side access. Sheds directly at the bottom of the garden.

Garage

Accessed via remote controlled door. Power & lighting.

Tenure

Freehold.

Services

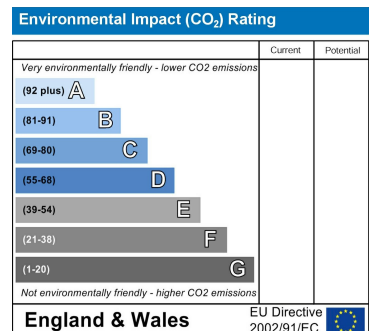
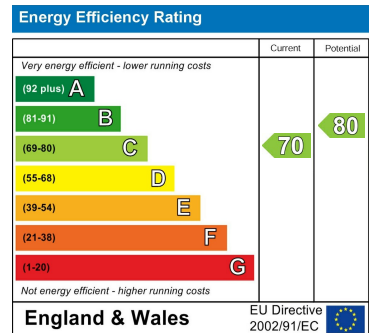
Mains water, gas, electricity & drainage.

Local Authority

Mains water, gas, electricity & drainage.

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.



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