



## 46 The Triangle

Longlevens, Gloucester, GL2 0NG

**Offers in excess of £220,000**



Murdock & Wasley Estate Agents are thrilled to present this three double-bedroom mid-terraced house, ideally located in a popular area close to local amenities. Offered to the market with no onward chain, this property boasts spacious accommodation, although in need of modernisation, and a generously sized enclosed south/westerly facing rear garden. Early viewing is highly recommended to avoid disappointment!



### Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, stairs to first floor landing. Doors lead off:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, roll edge worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for cooker, fridge/freezer, dishwasher, washing machine and dining table. Partly tiled walls, vinyl flooring, Alpha gas fired boiler, wall mounted radiator, front and rear aspect upvc double glazed windows, rear aspect upvc frosted double glazed door to garden.

### Lounge

Tv point, power points, radiator, feature open fireplace with brick surround, wooden door to under stairs storage cupboard, coving, rear aspect aluminium sliding double glazed doors.

### Landing

Power points, wooden door to storage cupboards, access to loft space, two front aspect upvc double glazed windows. Doors lead off:

### Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, two rear aspect upvc double glazed windows.

### Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric Mira shower over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, laminate flooring, rear aspect upvc frosted double glazed window.

### Outside

At the front of the property, a wrought iron gate leads to a flagstone path, guiding you to the front covered porch. Here, you'll find a flat lawn surrounded by mature flower borders, along with an outside security light.

To the side of the property a shared pathway leads to the rear garden.

At the rear of the property, you'll find an enclosed south/westerly facing garden. It features a flagstone patio leading onto a generous flat lawn. Additional amenities include an outside tap, two brick-built outbuildings, and security lighting.

### Tenure

Freehold

### Services

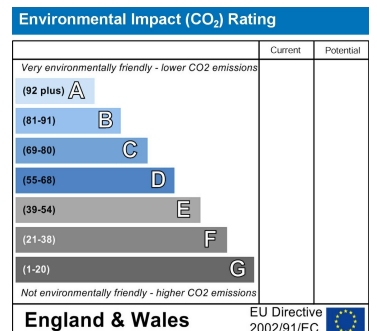
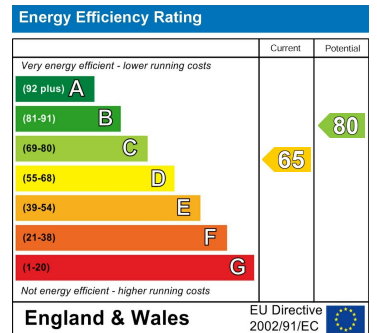
Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Awaiting Vendor Approval

These 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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