



## 9 Alders Green

Longlevens, Gloucester, GL2 9HJ

**£290,000**



We are delighted to present this charming detached three-bedroom home, located in a sought-after cul-de-sac in Longlevens. Offered for sale with no onward chain, this property is an ideal opportunity for first-time buyers eager to personalize their new home. Don't miss out on this excellent chance to make your mark on a property with great potential.

The accommodation comprises of: Entrance hallway, kitchen/diner, lounge, three bedrooms & bathroom. Outside we have an enclosed garden which is mainly laid to lawn with a garage & parking also included



### Entrance Hallway

Approached via front door, Radiator. Under-stairs cupboard. Doors to both kitchen/diner & lounge.

### Lounge 15'3 x 11'7 (4.65m x 3.53m)

Upvc double glazed window to front & sliding doors to rear, Brick Fireplace. Radiator. T.V point. Laminate flooring, stairs to first floor.

### Kitchen/Diner 15'4 x 10'7 (4.67m x 3.23m)

Inset single drainer stainless steel sink unit set into worktops with drawers and cupboards below. Wall and base units. Part tiled walls and fully tiled floor. Cooker control panel. Plumbing for washing machine. Upvc double glazed French doors to terrace and garden. Inset ceiling spotlights.

### First Floor Landing

Access to loft. Airing cupboard with lagged copper cylinder and shelves for airing.

### Bedroom 1 12'3 x 8'4 (3.73m x 2.54m)

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

### Bedroom 2 9'1 x 8'8 (2.77m x 2.64m)

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

### Bedroom 3 8'6 x 5'8 (2.59m x 1.73m)

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

### Bathroom

Upvc frosted double glazed windows to front, White suite of panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Vinyl floor. Radiator.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated side access, door to garage.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

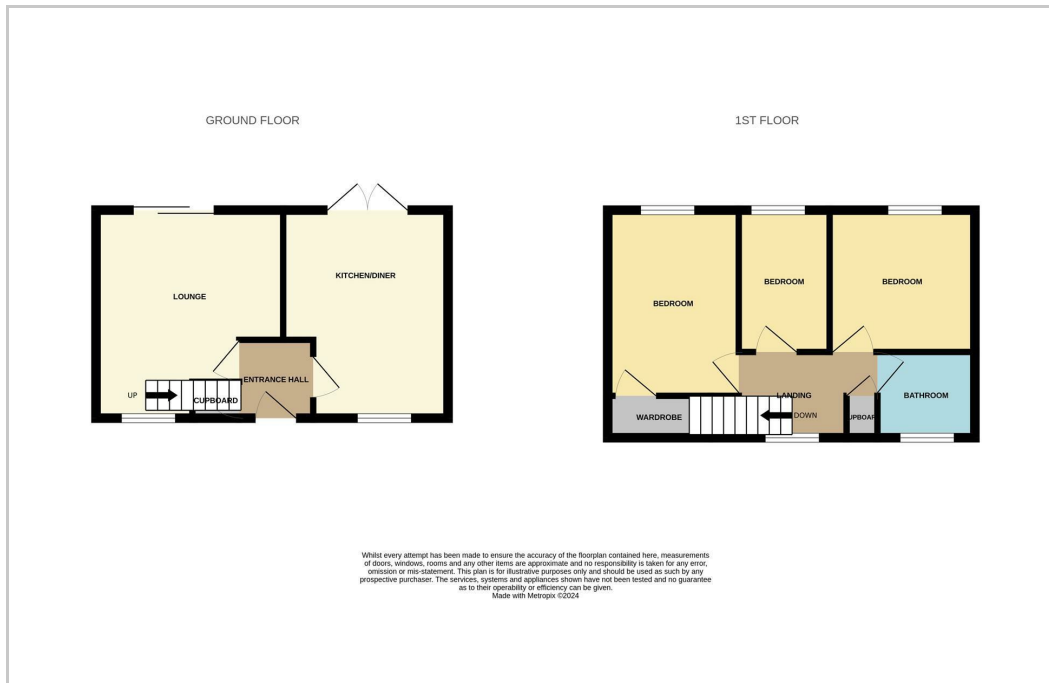
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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