



43 Merevale Road

Longlevens, Gloucester, GL2 0QX

£425,000



Step into luxury with this stunning family home, nestled on one of Gloucester's most prestigious roads. Boasting captivating open-plan living spaces, a spacious rear garden, and the added bonus of no chain, this property offers the epitome of modern family living.

From the moment you enter, you'll be greeted by the allure of open-plan living, creating a seamless flow throughout the home that is perfect for both everyday living and entertaining guests.

Situated in a prime location with fantastic local amenities and schools just moments away, this home is sure to appeal to families seeking their forever home. With its unbeatable combination of style, space, and convenience, we anticipate high demand for this property.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed frosted window to side, radiator, original flooring, stairs to first floor with under stairs storage. Doors to lounge & open plan family area.

Lounge 12'6" x 10'11" (3.83 x 3.34)

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

Open Plan Kitchen/Diner & Family Room 19'11" x 13'0" (6.09 x 3.97)

Upvc double glazed windows to both side & rear, Upvc double glazed french doors to rear, skylight, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for fridge/freezer, built in dishwasher, recessed down lights, radiators, power points, laminate flooring with under floor heating, door to:

Utility Room 6'2" x 4'5" (1.88 x 1.37)

Upvc double glazed door to side, base level units with roll edge work tops, space & plumbing for washing machine & dishwasher, wall mounted combination boiler, door to:

Cloakroom 4'11" x 4'5" (1.51 x 1.37)

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, towel rail.

First Floor Landing

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

Bedroom 1 13'0" x 11'4" (3.98 x 3.47)

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

Bedroom 2 11'4" x 11'4" (3.47 x 3.46)

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

Bedroom 3 8'1" x 8'0" (2.47 x 2.45)

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

Bathroom 8'11" x 7'11" (2.73 x 2.42)

Upvc double glazed frosted window to side & rear, four piece suite comprising of paneled bath, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, a selection of flower & shrub borders, two large sheds, a large workshop/ studio to the foot of the garden with power & lighting. Cold water, tap, gated side access.

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

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