



21 Sherwood Green

Longford, Gloucester, GL2 9BU

Offers in excess of £280,000



Positioned within a peaceful cul-de-sac in the sought-after residential area of Longford, this immaculately presented two-bedroom semi-detached bungalow offers generous living accommodation, a private rear garden, and a driveway for multiple vehicles. Viewing is highly recommended to fully appreciate what this property has to offer.

The accommodation comprises of: Entrance hallway, kitchen, lounge/diner, two double bedrooms & bathroom. Outside we have a generous size garden with parking directly to the front.



Entrance Hallway 10'11 x 2'10 (3.33m x 0.86m)

Approached via Upvc double glazed front door, radiator, power points, access to loft via hatch. Doors to all rooms.

Lounge 12'10 x 11'2 (3.91m x 3.40m)

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

Kitchen 10'0 x 9'1 (3.05m x 2.77m)

Upvc double glazed windows & door to rear garden, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, partly tiled walls, radiator, power points.

Bedroom 1 11'3 x 10'5 (3.43m x 3.18m)

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

Bedroom 2 9'8 x 9'1 (2.95m x 2.77m)

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

Bathroom 7'10 x 5'9 (2.39m x 1.75m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, tiled flooring.

Rear Garden

To the front of the property there is a gravelled driveway providing off road parking for two vehicles. To the rear of the property, a private and low maintenance garden benefits from a patio area, ideal for seating, in turn leading to a lawned area. Access is also provided to two sheds with electricity and convenient space for a tumble dryer. The property further benefits from a carport with exterior lights.

Tenure

Freehold.

Services

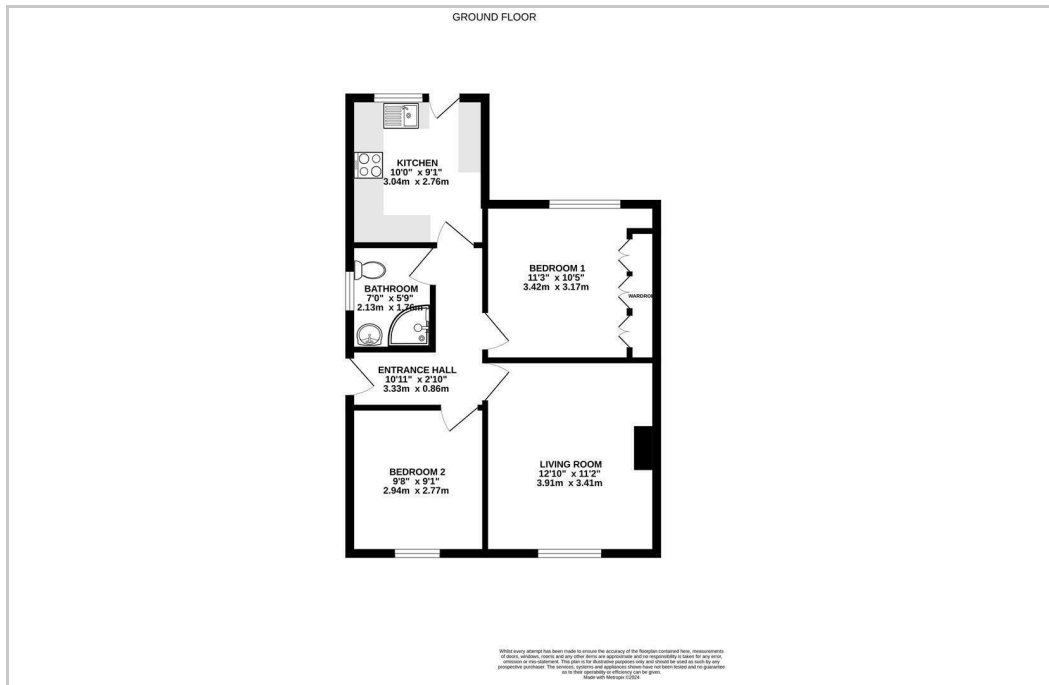
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

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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