



## 30 Mandeville Close

Longlevens, Gloucester, GL2 0EY

**Offers in excess of £230,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this chain free, spacious three-bedroom terraced home located in Longlevens. The living accommodation comprises of: Entrance hall, lounge, dining room & kitchen. Upstairs are three bedrooms & bathroom. The property also features a garage and parking, making it perfectly suited for first-time buyers. Early viewing is strongly advised to appreciate the potential of this home.

With Upvc double glazing, gas central heating & being sold with NO CHAIN.



### Entrance Hallway 5'8" x 5'3" (1.74 x 1.62)

Approached via Upvc double glazed front door, laminate flooring, door through to:

### Lounge 14'2" x 12'9" (4.33 x 3.90)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, storage cupboard, Opening to dining area.

### Dining Area 9'10" x 8'1" (3.00 x 2.47)

Upvc double glazed sliding doors to rear, radiator, power points, laminate flooring. Archway to:

### Kitchen 10'2" x 7'4" (3.10 x 2.25)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for further appliances, partly tiled walls, laminate flooring, power points.

### First Floor Landing 8'2" x 6'2" (2.49 x 1.89)

Cupboard housing combination boiler, access to loft via hatch, doors to all rooms., power points.

### Bedroom 1 14'1" x 8'9" (4.31 x 2.68)

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

### Bedroom 2 10'2" x 9'4" (3.12 x 2.87)

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

### Bedroom 3 8'10" x 6'10" (2.70 x 2.10)

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

### Bathroom 7'3" x 6'2" (2.21 x 1.89)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, towel rail, radiator.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated rear access.

### Garage

Parking directly in front.

### 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			88
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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