



27 Colebridge Avenue

Longlevens, Gloucester, GL2 0RQ

£389,950



We are delighted to welcome to the market this exceptionally presented, extended three-bedroom semi-detached family home located in a very quiet and sought-after cul-de-sac. If you are a growing family seeking an abundance of living space and a lovely enclosed garden, then look no further than this.

In terms of living space, we have: Entrance porch, hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner & family room. Upstairs are three double bedrooms & bathroom. Outside is a generous garden with garage & parking to front.



Entrance Porch 5'6" x 3'7" (1.68 x 1.11)

Approached via Upvc double glazed front door, Upvc double glazed window to front. Door through to:

Hallway 11'3" x 6'6" (3.44 x 1.99)

Upvc double glazed window to front, laminate flooring, radiator, power points, stairs leading to first floor, doors to lounge & open plan kitchen/diner.

Cloakroom 4'11" x 2'7" (1.52 x 0.79)

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

Lounge 14'0" x 10'9" (4.27 x 3.29)

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

Open Plan Kitchen/Diner 20'9" x 12'11" (6.33 x 3.95)

Upvc double glazed windows to rear, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drainage, range cooker, built in fridge, freezer, dishwasher & washing machine, radiator, recessed down lights, laminate flooring, log burner, partly tiled walls, power points, opening to:

Family Room 11'3" x 8'6" (3.45 x 2.61)

Upvc double glazed sliding doors to rear, Upvc double glazed windows to side, sky lights, radiator, laminate flooring, television point.

First Floor Landing 11'1" x 3'4" (3.39 x 1.04)

Upvc double glazed window to side, radiator, loft hatch, storage cupboard. Doors to all rooms.

Bedroom 1 14'9" x 10'11" (4.51 x 3.34)

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

Bedroom 2 12'1" x 10'11" (3.70 x 3.34)

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

Bedroom 3 9'4" x 7'10" (2.85 x 2.41)

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

Bathroom 8'6" x 5'7" (2.60 x 1.71)

Two Upvc double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, tiled walls, heated towel rail.

Rear Garden

A fantastic size garden which is partly paved with an area laid to lawn, shed, cold water tap. Gated side access

Tenure

Freehold.

Local Authority

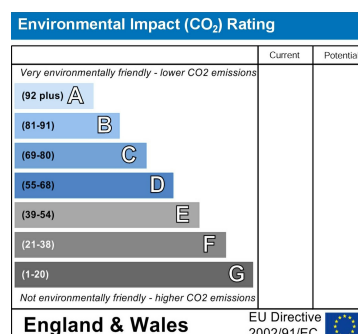
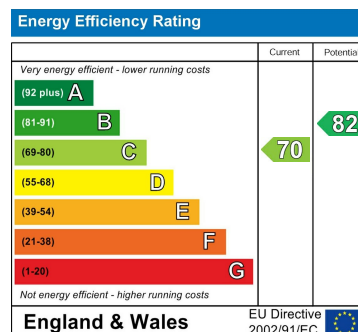
Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

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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