



48 Beechcroft Road

Longlevens, Gloucester, GL2 9HF

Offers in excess of £335,000



We are delighted to introduce this beautifully extended and very well presented semi-detached home, now available on the open market in the heart of Longlevens. This property is being sold with no onward chain, making it a perfect opportunity for those looking to move quickly. In terms of living space, on the ground floor we have: Entrance hallway, lounge, open plan Kitchen/Diner & utility. Upstairs are three DOUBLE bedrooms, en-suite & bathroom. Outside to the rear we have a fantastic size garden with garage & parking to the front.



Entrance Hallway 5'10" x 4'10" (1.79 x 1.49)

Approached via Upvc double glazed front door, stairs leading to first floor, laminate flooring, door to:

Lounge 13'1" x 12'7" (3.99 x 3.85)

Upvc double glazed box bay window to front, television point, log burner, radiator, power points, laminate flooring, power points. Opening to:

Open Plan Kitchen/Diner 15'2" x 10'8" (4.64 x 3.27)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, sink/drain, space for appliances, built in dish washer, tiled flooring, partly tiled walls, radiator, opening to:

Utility 8'6" x 7'11" (2.60 x 2.42)

Upvc double glazed window & door to rear, base level units with roll edge work tops, partly tiled walls, power points, tiled flooring, plumbing & space for washing machine & tumble dryer, radiator, cupboard housing combination boiler. Door to garage.

First Floor Landing

Access to loft via hatch, storage cupboard, doors to all rooms.

Bedroom 1 12'2" x 10'9" (3.72 x 3.30)

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

Bedroom 2 13'1" x 7'2" (4.00 x 2.20)

Upvc double glazed windows to front, radiator, power points, access to loft, door to:

En-Suite 7'3" x 4'4" (2.23 x 1.33)

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

Bedroom 3 10'9" x 9'6" (3.30 x 2.92)

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

Bathroom 5'5" x 5'3" (1.67 x 1.62)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights,

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn. shed.

Tenure

Freehold.

Local Authority

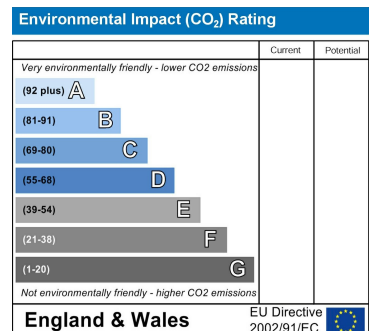
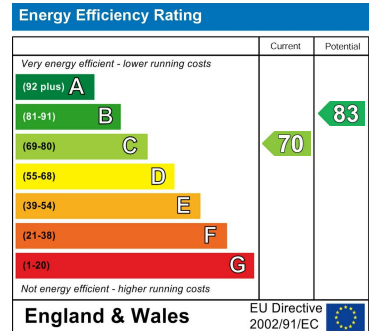
Gloucester City Council- Band C

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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

