



65a Elmleaze

Longlevens Gloucester, GL2 0JY

Offers in excess of £220,000



We are thrilled to present this beautifully presented two double-bedroom end-terrace home, situated in the highly sought-after area of Longlevens. Nestled in a quiet, popular location, this property offers an ideal opportunity for first-time buyers to step onto the property ladder.

The accommodation comprises of: Entrance hallway, cloakroom, kitchen, lounge/diner, two double bedrooms & shower room. Outside is an enclosed & fantastic size garden which is mainly laid to lawn.

Early viewing is highly recommended to avoid missing out on this delightful home!



Entrance Hallway 11'7" x 5'8" (3.54 x 1.74)

Approached via Upvc double glazed front door, electric radiator, tiled flooring, stairs to first floor, doors to cloakroom & lounge/diner, opening to:

Cloakroom 4'11" x 2'9" (1.51 x 0.85)

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

Kitchen 8'3" x 7'2" (2.52 x 2.19)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, tiled flooring, partly tiled walls. tiled flooring.

Lounge/Diner 14'2" x 11'0" (4.33 x 3.36)

Upvc double glazed window & doors to rear, television point, power points, under stairs storage cupboard.

First Floor Landing 6'0" x 2'9" (1.83 x 0.84)

Loft hatch, doors to both bedrooms & shower room.

Bedroom 1 10'10" x 9'6" (3.32 x 2.92)

Two Upvc double glazed windows to front, power points, storage cupboard.

Bedroom 2 8'7" x 7'10" (2.63 x 2.40)

Velux window,- power point, electric radiator, water tank.

Shower Room 6'0" x 5'6" (1.84 x 1.68)

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

Rear Garden

A fantastic size garden which is partly paved, partly laid to a raised decking, mainly laid to lawn, gated side access.

Tenure

Freehold.

Local Authority

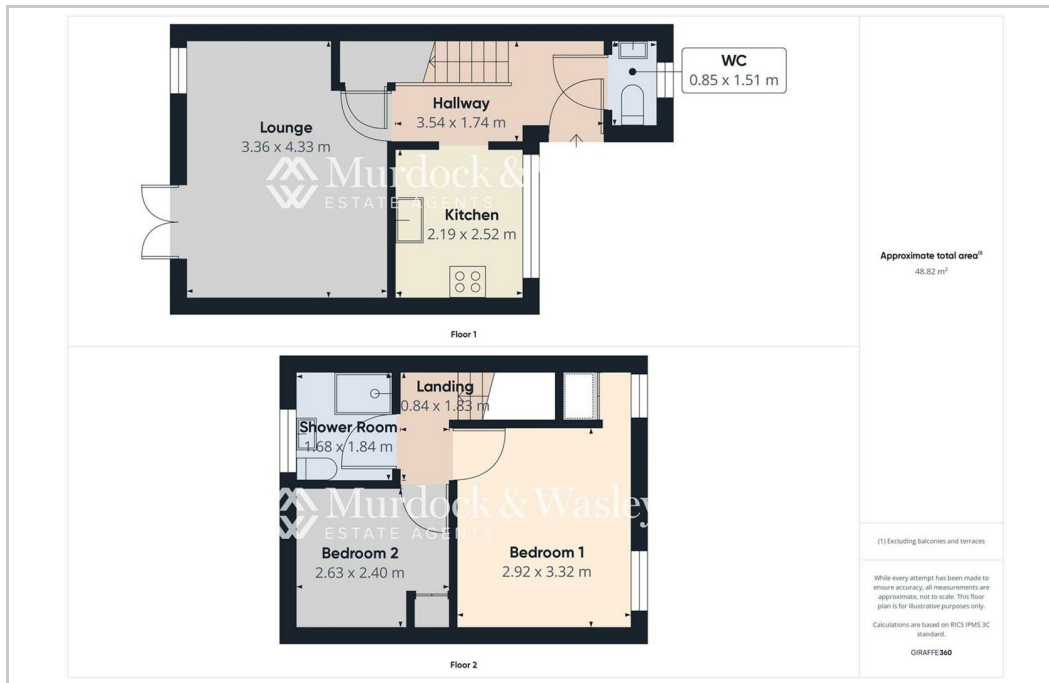
Gloucester City Council- Band B

Services

Mains water, electricity & drainage.

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			93
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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