



36 Riversley Road

Longlevens, Gloucester, GL2 0QT

£350,000



We are delighted to welcome to the market, for the first time in six decades, this much-loved and inviting three-bedroom family home, situated on a picturesque tree-lined road in Longlevens. This eye-catching property, being sold with NO CHAIN, offers an ideal opportunity for families looking to put their own stamp on a home in a fantastic location.

The accommodation comprises of: Entrance hallway with parquet flooring, two reception rooms, kitchen & utility room. Upstairs we have three bedrooms & bathroom. Outside to the rear we have a large rear garden which is mainly laid to lawn with a garage.

With double glazing, gas central heating, bags of character feature such as picture rails, high skirting boards & solid wood internal doors. We anticipate this to be popular so please do call at the earliest opportunity.



Entrance Hallway 12'8" x 6'1" (3.88 x 1.86)

Approached via front original leaded, stained glass & surround front door, door, power point, parquet flooring, bt open reach point, stairs leading to first floor, doors to both reception rooms & kitchen.

Lounge 12'11" x 11'6" (3.94 x 3.51)

Upvc double glazed window to front, television point, radiator, power points, feature fire place with original fire mantle.

Dining Area 11'11" x 9'7" (3.65 x 2.93)

Double glazed sliding doors to rear, radiator, power points, feature fire place with original fire mantle, alcove cupboards.

Kitchen 8'11" x 6'10" (2.72 x 2.09)

Upvc double glazed window & door to rear, sink/drain, power points, space for appliances, tiled flooring.

Utility 6'2" x 8'2" (1.88 x 2.50)

Upvc double glazed window to side, eye & base level units with roll edge work tops, space for appliances, radiator, power points, wall mounted combination boiler, under-stairs storage cupboard/ pantry. Door to:

First Floor Landing 9'4" x 6'11" (2.85 x 2.11)

Upvc double glazed window to side, doors to all rooms.

Bedroom 1 13'5" x 11'5" (4.10 x 3.49)

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

Bedroom 2 12'0" x 9'7" (3.67 x 2.93)

Upvc double glazed windows to rear, radiator, power points, built in cupboard,

Bedroom 3 8'1" x 6'0" (2.47 x 1.85)

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

Bathroom 6'11" x 5'4" (2.13 x 1.63)

Upvc frosted double glazed window to rear, freestanding roll top enamel bath with taps over, low level wc & pedestal wash hand basin, radiator, loft hatch.

Rear Garden

A fantastic size South facing rear garden which is partly paved, mainly laid to lawn, cold water tap, sheltered patio area, gated side access.

Garage

Power & lighting.

Tenure

Freehold.

Local Authority

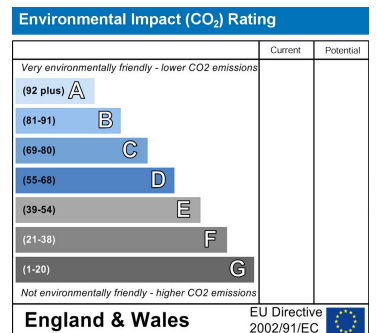
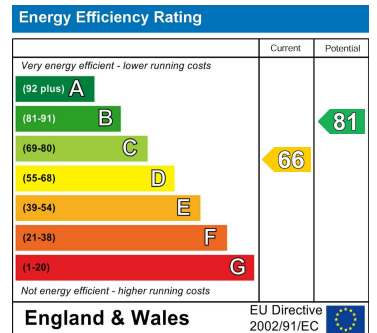
Gloucester City Council- Band C

Services

Mains water, gas, 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.



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