



11 Brionne Way

Longlevens, Gloucester, GL2 0EX

Offers in excess of £300,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this beautifully presented, three bedroom semi detached home which benefits from a SOUTH FACING garden, garage & ample parking. Internal living space comprises of: Entrance porch, cloakroom, lounge/diner, kitchen, conservatory. Upstairs are three bedrooms & bathroom.

Outside to the rear we have an enclosed garden with GARAGE & PARKING to the front. Further benefits also include Upvc double glazing & gas central heating.



Entrance Porch

Approached via Upvc double glazed front door, doors through to cloakroom & dining area.

Cloakroom

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

Dining Area 9'10 x 9'9 (3.00m x 2.97m)

Upvc double glazed windows to front, radiator, power points. door to inner lobby, opening too:

Lounge 15'2 x 9'9 (4.62m x 2.97m)

Upvc double glazed sliding doors to rear, television point, radiator, power points. recessed down lights.

Inner Hall

Stairs leading to first floor, door to kitchen.

Kitchen 7'11 x 8'1 (2.41m x 2.46m)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with gas hob & hood, space for appliances, under stairs storage cupboard, recessed down lights, partly tiled walls, laminate flooring, power points, door too:

Conservatory 17'9 x 6'8 (5.41m x 2.03m)

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, tiled flooring. radiator, power points.

First Floor Landing

Airing cupboard, doors to all rooms.

Bedroom 1 12'11 x 9'10 (3.94m x 3.00m)

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

Bedroom 2 11'7 x 9'11 (3.53m x 3.02m)

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

Bedroom 3 8'9 x 7'10 (2.67m x 2.39m)

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

Bathroom 7'10 x 6'11 (2.39m x 2.11m)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls.

Rear Garden

An enclosed garden SOUTH WESTERLY facing garden which is partly paved, mainly laid to lawn with raised decking area to the rear. Cold water tap, gated side access.

Garage

Up & over door with power & lighting. Wall mounted combination boiler.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(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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