



## 7 Lavington Drive

Longlevens, Gloucester, GL2 0HW

**Offers in excess of £285,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this three-bedroom semi-detached home, offering an excellent opportunity for first-time buyers to put their own stamp on a property.

In need of modernisation throughout, this home provides a blank canvas for buyers to create their ideal living space. The property comprises: entrance hallway, lounge, kitchen, dining room three bedrooms, and a family bathroom. Outside, there is an enclosed rear garden and parking & garage to the front.



### Entrance Hall

Approached via Upvc double glazed front door, stairs to first floor, radiator, doors to lounge & kitchen.

### Lounge 14'9" x 14'4 (4.50m x 4.37m)

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

### Kitchen 11'5" x 9'2" (3.48m x 2.79m)

Upvc double glazed window to rear & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, power points.

### Dining Room 10'9" x 9'2" (3.28m x 2.79m)

Doors to rear, radiator, power points.

### First Floor Landing

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

### Bedroom 1 15'1" x 10'9" (4.60m x 3.28m)

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

### Bedroom 2 12'1" x 10'2" (3.68m x 3.10m)

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

### Bedroom 3 9'6" x 8'2" (2.90m x 2.49m)

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

### Bathroom

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

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

### Garage

Up & over door.

### Tenure

Freehold.

### Services

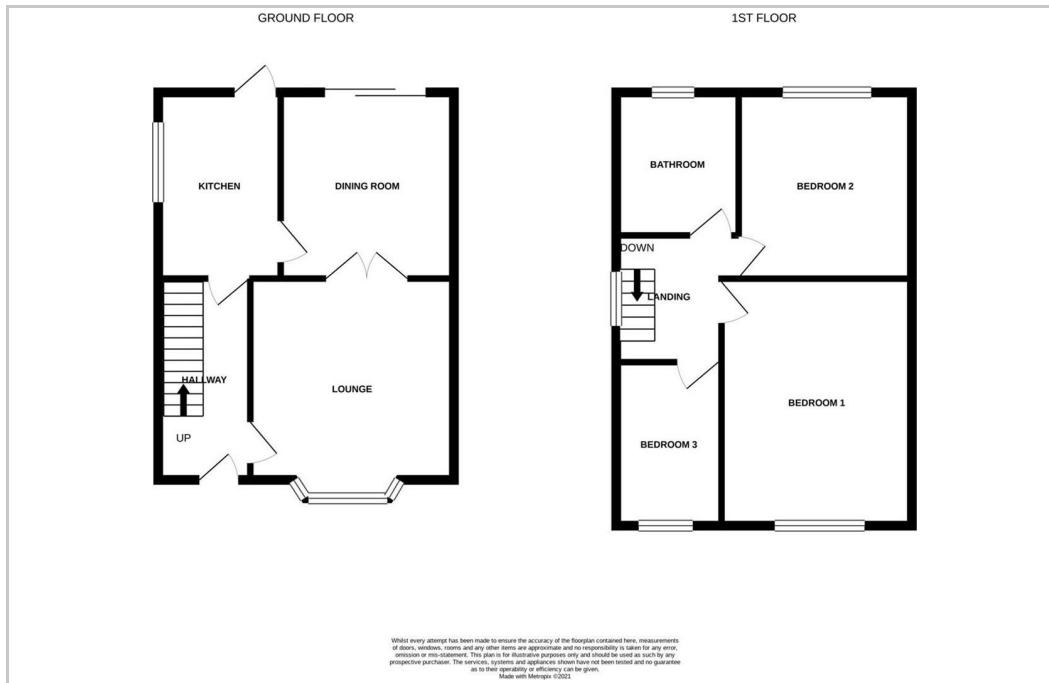
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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