



24 Richmond Gardens

Longlevens, Gloucester, GL2 0DT

Offers in excess of £360,000



Murdock & Wasley Estate Agents are delighted to bring to the market this spacious and much-loved four-bedroom family home, located in the highly sought-after Longlevens area. This property boasts a fantastic amount of living space, including three reception rooms, and has been enhanced with a double-storey extension, making it ideal for growing families.

The accommodation consists of four bedrooms, lounge, a dining room, kitchen, and a versatile third reception room (currently a utility) Upstairs are four bedrooms, en-suite & bathroom. Outside, you'll find an enclosed and generously sized garden, perfect for outdoor living. Additional benefits include a garage and driveway & off road parking.



Entrance Porch

Approached via Upvc double glazed front door, door through to:

Hallway

Approached via Upvc double glazed front door, stairs leading to first floor with under stairs storage, radiator. Doors to lounge, dining room & kitchen.

Lounge 11'0" x 10'5" (3.37 x 3.18)

Upvc double glazed windows to front, radiator, power points, television point, double doors through to:

Dining Room 12'0" x 9'10" (3.67 x 3.01)

Upvc double glazed french doors to rear, radiator, power points.

Kitchen 8'9" x 8'5" (2.68 x 2.57)

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

Utility 9'0" x 6'2" (2.75 x 1.90)

Upvc double glazed windows & door to rear. Door to garage.

First Floor Landing

Storage cupboard, loft hatch, doors to all rooms.

Bedroom 1 16'11" x 9'0" (5.17 x 2.75)

Upvc double glazed windows to both front & side, radiator, door to:

En-Suite

Upvc frosted double glazed window to rear, walk in shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, recessed down lights.

Bedroom 2 10'0" x 12'4" (3.05 x 3.78)

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

Bedroom 3 11'11" x 9'8" (3.65 x 2.96)

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

Bedroom 4 8'3" x 7'3" (2.52 x 2.21)

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

Bathroom 5'6" x 4'5" (1.69 x 1.37)

Upvc frosted double glazed window to rear, panelled bath & pedestal wash hand basin, tiled walls.

Cloakroom 5'8" x 3'8" (1.73 x 1.13)

Upvc frosted double glazed window to rear, low level wc.

Rear Garden

A fantastic size garden which is partly paved with an area laid to lawn, green house.

Garage

Wooden concrete garage doors with power & lighting.

Tenure

Freehold.

Services

Mains water, electricity, drainage & oil.

Local Authority

Gloucester City Council- Band D

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			
(81-91) B			
(69-80) C			
(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 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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