



## 4 Paygrove Lane

Longlevens, GL2 0AT

**Offers in excess of £315,000**



We are delighted to welcome **NEW TO THE MARKET** this exceptionally presented three-bedroom semi-detached home located in the heart of Longlevens. Being sold with no onward chain, this wonderful home is, in our opinion, perfectly suited for first-time buyers. Early viewing is strongly advised.

In terms of living accommodation we have: Entrance hallway, cloakroom, two reception rooms & kitchen. Upstairs are three bedrooms & bathroom.

Outside to the rear we have a large rear garden with off road parking to the front for two vehicles.



### Entrance Hallway 13'5" x 2'11" (4.09 x 0.91)

Approached via Upvc double glazed front door, ceramic floor tiles, radiator, stairs to first floor. Door to dining area.

### Dining Area 12'5" x 11'6" (3.80 x 3.52)

Upvc double glazed window to rear, radiator, power points, large under stairs storage cupboard, doors to kitchen & lounge.

### Lounge 13'0" x 11'1" (3.98 x 3.39)

Upvc double glazed box windows to front, radiator, power points, laminate flooring.

### Kitchen 15'10" x 8'9" (4.85 x 2.67)

Upvc double glazed windows to side & french doors to rear, sky light, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, integral dishwasher, radiator, power points, door to:

### Cloakroom 5'1" x 2'2" (1.56 x 0.68)

Low level wc & pedestal wash hand basin, heated towel rail.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1 12'5" x 9'7" (3.81 x 2.94)

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

### Bedroom 2 10'0" x 9'4" (3.07 x 2.87)

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

### Bedroom 3 9'8" x 9'3" (2.95 x 2.82)

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

### Bathroom 6'9" x 4'10" (2.06 x 1.48)

Panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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			
(81-91) B			83
(69-80) C		65	
(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	

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