



31 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AS

£425,000



Situated in the heart of a highly popular location, we are proud to present this exceptionally well-presented semi-detached red brick home. Offering a fantastic amount of living space across both floors, the property also boasts a large, private garden and a driveway, making it the perfect choice for a growing family.

Internal accommodation comprises of: Entrance hallway, ground floor shower room, lounge/diner, OPEN PLAN Kitchen/Diner, utility & study area.

Upstairs we have three double bedrooms & bathroom.



Entrance Hallway 13'1" x 2'11" (4.01 x 0.89)

Approached via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor, door through to:

Lounge/Diner 26'5" x 11'2" (8.06 x 3.41)

Upvc double glazed bay window to front & Upvc double glazed window to side, television point, two radiators, power points, door to:

Open Plan Kitchen/Diner 15'11" x 14'4" (4.86 x 4.37)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, integral dishwasher, space for further appliances, breakfast bar, radiator, power points, partly tiled walls, wall mounted combination boiler, tiled flooring. large under stairs storage cupboard, door into:

Utility Room 7'5" x 6'0" (2.28 x 1.84)

Upvc double glazed window to side, base level units with roll edge work tops, space for fridge/freezer, plumbing for washing machine & tumble dryer, radiator, laminate flooring, doors to both study room & ground floor shower room.

Ground Floor Shower Room 6'3" x 5'11" (1.93 x 1.82)

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, extractor fan, partly tiled walls, heated towel rail.

Study 7'8" x 6'11" (2.36 x 2.13)

Upvc double glazed door to front, Upvc double glazed window to front, velux window, radiator, laminate flooring.

First Floor Landing

Storage cupboard, doors to all rooms.

Bedroom 1 14'2" x 13'1" (4.34 x 4.00)

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

Bedroom 2 14'3" x 10'11" (4.35 x 3.33)

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

Bedroom 3 12'9" x 8'10" (3.91 x 2.71)

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

Bathroom 10'9" x 8'3" (3.28 x 2.53)

Upvc frosted double glazed window to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, two heated towel rails, partly tiled walls.

Rear Garden

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

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold.

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		71	82
(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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