



## 2 Kendal Road

Longlevens, Gloucester, GL2 0NB

**Offers in excess of £390,000**



We are delighted to offer for sale, for the first time in many decades, this fantastic family home situated on a generous plot in the heart of Longlevens. This property offers immense potential throughout and is being sold with no onward chain. Additional features include a garage, driveway, and a large rear garden, making this a truly unique opportunity for buyers looking to create their dream home.

In terms of current living accommodation. We have: Entrance hallway, two reception rooms, kitchen & rear lean to. Upstairs are three bedrooms & bathroom.





**Entrance Hallway 10'6" x 4'1" (3.21 x 1.25)**

Approached via front door, radiator, stairs to first floor with under stairs storage cupboard, doors to both reception rooms & kitchen.

**Reception Room 13'4" x 10'5" (4.07 x 3.18)**

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

**Second Reception Room 13'2" x 12'9" (4.03 x 3.89)**

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

**Kitchen 10'7" x 8'4" (3.23 x 2.55)**

Upvc double glazed window to rear & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, built in dishwasher, large pantry cupboard, partly tiled walls. Door to:

**Rear Lean To 7'3" x 3'6" (2.23 x 1.07)**

Upvc double glazed door to rear, Upvc double glazed windows throughout, pvc roof, large storage cupboard.

**First Floor Landing 10'9" x 4'5" (3.28 x 1.35)**

Upvc double glazed windows to front, doors to all rooms.

**Bedroom 1 12'9" x 11'10" (3.91 x 3.62)**

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

**Bedroom 2 11'9" x 11'5" (3.60 x 3.49)**

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

**Bedroom 3 8'6" x 7'5" (2.61 x 2.28)**

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

**Bathroom 7'10" x 5'10" (2.40 x 1.79)**

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

**Rear Garden**

A generous size garden which is partly paved, mainly laid to lawn, shed, gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Local Authority**

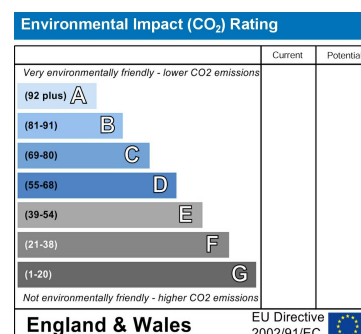
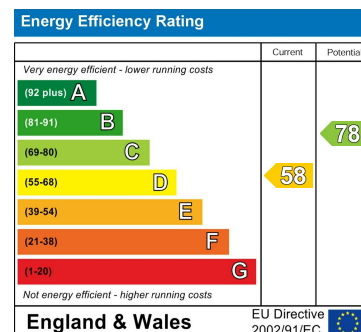
Gloucester City Council- Band D

**Services**

Mains water, gas, electricity & drainage,

**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.



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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