



13 Sandyleaze

, Gloucester, GL2 0PY

Offers in excess of £235,000



MURDOCK & WASLEY ESTATE AGENTS are thrilled to present this fantastic starter home in the heart of Longlevens. Well maintained by the current owner the property has two spacious reception rooms and a refurbished kitchen. Upstairs, there are three comfortable bedrooms and a family bathroom.

Outside, a generous rear garden offers the perfect space for relaxation or entertaining. Conveniently located within walking distance of Sir Thomas Rich's School and Elmbridge Primary School, this property presents an ideal opportunity for first-time buyers.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor with cupboard beneath. Doors lead off:

Lounge

Tv point, radiator, power points, feature electric fireplace, front aspect upvc double glazed window. Opening to:

Diner

power points, radiator, space for dining room table and chairs, rear aspect upvc double glazed window. Door to:

Kitchen

Range of wall, base and drawer mounted units, worktops, composite sink and drainer with mixer tap over, oven/grill with four ring gas hob and extractor hood over. Appliance points, power points, radiator. Understairs storage cupboard. Space for dishwasher, washing machine and fridge/freezer. Rear aspect upvc double glazed window and door leading to the garden.

Landing

Power points, radiator, access to loft. Side aspect upvc double glazed window. Doors lead off:

Bedroom 1

Power points, radiator, front aspect upvc double glazed windows.

Bedroom 2

Power points, radiator, built in cupboards, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower over, pedestal wash basin, low-level wc, radiator, wall mounted cupboard with mirrored doors, heated towel rail, extractor fan, rear aspect upvc double glazed window.

Outside

At the front, the property includes a lawned garden with a pathway leading up to the main entrance.

To the rear of the property, there is a fully enclosed garden with fencing, mostly laid to lawn, and featuring two outbuildings—one of which is fully equipped with power and lighting. A double gate provides access from the rear, with an additional single gate at the side.

Tenure

Freehold

Services

Mains water, electricity, gas & drainage

Local Authority

Gloucester City Council
Council Tax Band: B

Agent Note

Laing Easiform Construction.

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	75
		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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