



43 Park Avenue

Longlevens, Gloucester, GL2 0EA

£285,000



We are pleased to offer for sale this chain-free, three-bedroom semi-detached home. This much-loved property is perfectly suited for first-time buyers looking to put their own mark on a home. In terms of living accommodation, on the ground floor we have: Entrance hallway, lounge, OPEN PLAN Kitchen/Diner & Conservatory. Upstairs are three bedrooms, bathroom & separate cloakroom.

Outside to the rear we have an enclosed garden with a driveway offered to the front.

Further benefits also do include Upvc double glazing & gas central heating.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, doors to both lounge & kitchen/diner.

Lounge 14'7 x 12'2 (4.45m x 3.71m)

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

Kitchen/Diner 14'7 x 10'5 (4.45m x 3.18m)

Upvc double glazed windows to side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point. radiator, power points, partly tiled walls. Door to:

Conservatory 10'0 x 10'0 (3.05m x 3.05m)

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, laminate flooring.

First Floor Landing

Access to loft via hatch, Upvc double glazed window to side, airing cupboard. Doors leading to all rooms.

Bedroom 1 12'8 x 8'5 (3.86m x 2.57m)

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

Bedroom 2 10'6 x 8'8 (3.20m x 2.64m)

Double glazed windows to rear, radiator, power points.

Bedroom 3 9'11 x 5'11 (3.02m x 1.80m)

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

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls. heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, 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
(81-91) B			
(69-80) C		68	
(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	

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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