



44 Church Road

Longlevens, Gloucester, GL2 0AH

Offers over £390,000



Murdock & Wasley Estate Agents are delighted to be able to welcome to the market this exceptionally presented semi detached home built in the mid 1850's. Situated on Church Road, one of Longlevens most popular roads this offers a fantastic balance of older character features along with a modern blend throughout. Set over three floors the living accommodation comprises of: Entrance porch, hallway, lounge, OPEN PLAN Kitchen/Diner, utility, three bedrooms two en-suite bathrooms & main bathroom. Outside to the rear we have a generous sized garden with driveway directly to the front.

If you are a family who are looking for space internally along with the condition throughout then look no further than this.



Entrance Porch

Tiled flooring, door through too:

Entrance Hallway

Approached via double glazed front door, stairs leading to first floor, radiator, laminate flooring, original doors though to lounge, dining area & ground floor bathroom.

Ground Floor Bathroom 8'2" x 7'10" (2.5 x 2.39)

Upvc frosted double glazed window to rear, freestanding bath with shower, low level wc & vanity wash hand basin, heated towel rail, recessed down lights, extractor fan, towel rail, tiled flooring.

Living Room 20'4" x 11'10" (6.22 x 3.61)

Two Upvc double glazed windows to front, television point, radiator, power points, exposed beams, log burner.

Dining Area 12'1" x 9'5" (3.70 x 2.88)

Upvc double glazed door to rear, radiator, under stairs storage cupboard, laminate flooring, exposed beams, central heating thermostat, opening through too:

Kitchen 15'5" x 6'10" (4.72 x 2.10)

Upvc double glazed windows to side, eye & base level units with wood work tops, sink/drain, electric double oven with separate induction hob & hood, built in appliances, laminate flooring, radiator, partly tiled walls, power points. door too:

Utility 9'7" x 6'11" (2.93 x 2.12)

Upvc double glazed window to side, wooden door leading to garden, base level units with roll edge work tops, sink/drain, space for fridge/freezer, plumbing for washing machine & tumble dryer, tiled flooring, recessed down lights.

First Floor Landing

Stairs leading to top floor, doors leading to both double bedrooms.

Bedroom 20'4" x 13'1" (6.22 x 3.99)

Two Upvc double glazed windows to front, laminate flooring, power points, built in wardrobes. radiator, exposed beams.

Bedroom 18'4" x 9'3" (5.61 x 2.84)

Two Upvc double glazed windows to rear, two radiators, power points, laminate flooring, exposed beams, built in wardrobes.

Jack & Jill Bathroom 7'6" x 4'11" (2.31 x 1.51)

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

Second Floor Landing

Velux window to rear, eaves storage space, door into:

Bedroom 12'0" x 11'1" (3.67 x 3.38)

Velux window to rear, recessed down lights, radiator, power points, eaves storage space, opening into:

Dressing Room 8'5" x 6'3" (2.59 x 1.93)

Upvc double glazed window to side, fitted wardrobes, power points, door to:

En-Suite 6'6" x 6'0" (1.99 x 1.85)

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

Rear Garden

An enclosed garden which is partly paved with an area laid to lawn, shed, cold water tap, gated side access. Bar area & a raised decking area. Larger storage space.

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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

