



50 Beechcroft Road

Longlevens, Gloucester, GL2 9HF

Offers in excess of £340,000



Murdock & Wasley Estate Agents are delighted to introduce this much-loved and beautifully maintained family home, located in the ever-popular Longlevens area. With a thoughtfully designed single-storey extension on both sides, this property offers an impressive amount of internal space, perfect for growing families.

In terms of current living space we have: Entrance hallway, cloakroom, lounge, modern kitchen, study & dining room/ family room. Upstairs are three bedrooms & bathroom.

Outside we have an enclosed garden while to the front we have a driveway.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to front & side,

Entrance Hallway

Approached via Upvc double glazed door, tiled flooring, power points, stairs leading to first floor with under stairs storage space, doors to shower room, lounge, study, diner/family room & kitchen.

Shower Room

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, shower cubicle, tiled walls, extractor fan, recessed down lights, under floor heating.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, fire place & built in units.

Open Plan Diner/Family Room

Upvc double glazed windows to rear, Upvc double glazed door to side, radiator, power points, wooden flooring.

Study

Upvc double glazed window to rear, radiator, power points, built in storage.

Kitchen

Upvc double glazed windows to rear, Upvc double glazed door to side, velux window, eye & base level units with roll edge work tops, electric oven with separate gas hob & hood, space for appliances, tiled flooring, partly tiled walls, recessed down lights, under floor heating.

First Floor Landing

Upvc double glazed window to side, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, extractor fan, recessed down lights.

Rear Garden

An enclosed & private area which is partly paved, mainly laid to lawn, shed.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage, solar panels (Which are owned by the vendor)

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		92
(81-91) B	80	
(69-80) C		
(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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