



55 Ferndale Close

Longlevens, Gloucester, GL2 9RT

Offers in excess of £254,500



We are delighted to bring to the market this well-presented three-bedroom terraced home, situated in the sought-after area of Ferndale Close, Longlevens.

Perfectly suited for first-time buyers or growing families, this spacious property offers comfortable living in a fantastic location. In terms of living accommodation we have: Entrance hallway, cloakroom, lounge, kitchen/diner, three bedrooms & bathroom. Outside to the rear we have an enclosed garden with parking to front.

Early viewing is highly recommended to fully appreciate all it has to offer



Entrance Hallway 4'10 x 4'1 (1.47m x 1.24m)

Approached via double glazed front door, laminate flooring, radiator, doors to cloakroom & lounge.

Cloakroom 4'6 x 2'10 (1.37m x 0.86m)

Low level wc & pedestal wash hand basin, towel rail, partly tiled walls, radiator.

Lounge 15'4 x 11'6 (4.67m x 3.51m)

Upvc double glazed windows to front, television point, radiator, power points, stairs leading to first floor with under stairs storage space. Door to:

Kitchen/Diner 14'9 x 9'10 (4.50m x 3.00m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, partly tiled walls, power points, radiator.

First Floor Landing

Access to boarded loft via hatch, radiator, power point, doors to all rooms.

Bedroom 1 12'1 x 8'5 (3.68m x 2.57m)

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

Bedroom 2 10'10 x 8'5 (3.30m x 2.57m)

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

Bedroom 3 8'7 x 6'2 (2.62m x 1.88m)

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

Bathroom 6'1 x 5'6 (1.85m x 1.68m)

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

Rear Garden

An enclosed rear garden which is partly paved with an area laid to artificial lawn, shed, cold water tap, gated rear access.

Tenure

Freehold.

Local Authority

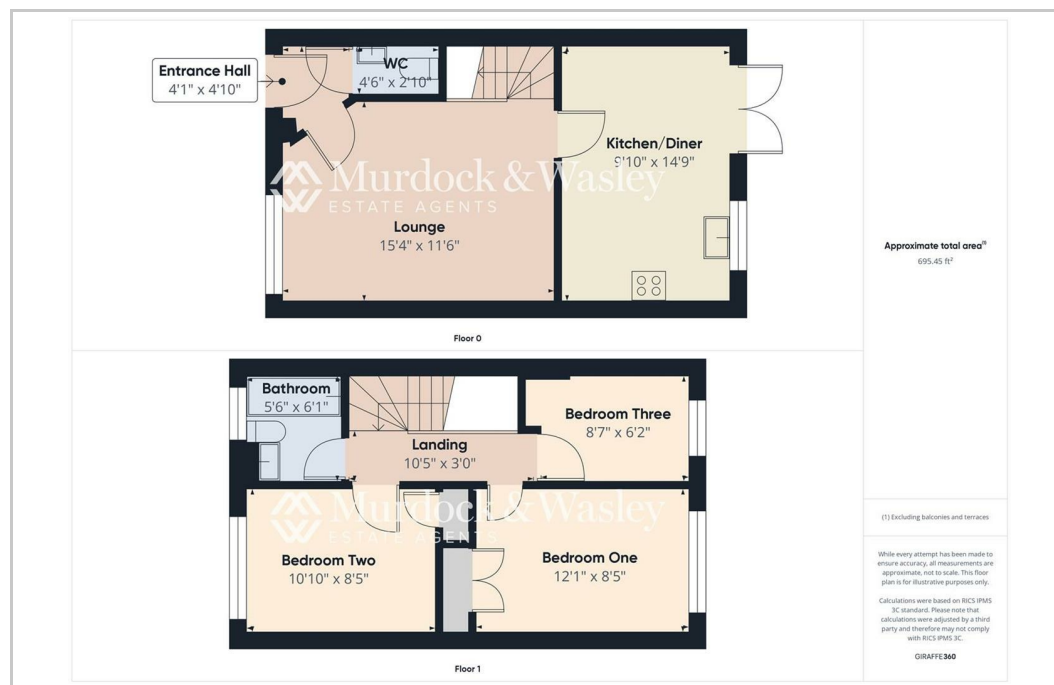
Gloucester City Council- Band B

Services

Mains water, gas, electricity & drainage.

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		89
(81-91) B		
(69-80) C	75	
(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.

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

