



13 Gwinnett Drive

Longford, Gloucester, GL2 9FT

£285,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom semi-detached house to the market. Situated in a sought-after location, the property is close to top-performing schools, local amenities, and excellent transport links.

This home boasts a spacious open plan kitchen and dining area, perfect for modern living. With three generously sized bedrooms—including a master with its own en-suite—it offers well-proportioned and comfortable accommodation. The enclosed rear garden provides a private outdoor retreat, while a driveway ensures convenient off-road parking for two vehicles. Plus, the remaining NHBC warranty offers added peace of mind.



Entrance Hall

Accessed via composite door, power points, radiator, laminate flooring. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps, tiled splashback, front aspect upvc frosted double glazed window.

Lounge

Tv point, power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit. Appliance points, power points, oven/grill, four ring gas hob with extractor hood over. Space for fridge/freezer, dishwasher, washing machine and dining table and chairs. Ideal Logic Combi Boiler, partly tiled walls, radiator, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and upvc double glazed door leading to the garden.

Landing

Power points, wooden door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin. Partly tiled walls, heated towel rail, mirrored vanity cupboard, vinyl flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin, radiator partly tiled walls, vinyl flooring, side aspect upvc frosted double glazed window.

Outside

At the front of the property, a pathway leads to the front door, adjacent to a flat lawn.

To the side of the property a tarmac driveway provides off road parking for two vehicles, while a wooden gate provides easy access to the rear garden.

At the rear of the property, you'll find a beautifully maintained garden, perfect for relaxation and entertaining. A patio area provides an ideal space for outdoor dining with table and chairs, seamlessly leading onto a flat laid lawn. The lawn is bordered by mature flower beds and trees, all enclosed by secure fencing for added privacy. Further benefits include, an outside tap and security lighting.

Tenure

Freehold. freehold rent charge

We are advised there is a management estate charge of circa £102.00 per annum.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

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		95
(81-91) B	82	
(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

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