



2 Rydal Road

Longlevens, Gloucester, GL2 0NT

Offers in excess of £365,000



We are delighted to introduce to the open market this exceptional three-bedroom extended semi-detached family home, located in the highly sought-after Longlevens area of Gloucester. This property is perfectly suited for growing families who desire spacious, open-plan living.

In terms of living space, on the ground floor we have: Entrance porch, hallway, lounge, cloakroom & OPEN PLAN Kitchen/Diner. Upstairs we have three bedrooms, bathroom & further cloakroom. Outside to the rear we have an enclosed garden, with a large store room/workshop.



Entrance Porch 6'9" x 3'3" (2.08 x 1.00)

Approached via Upvc double glazed front door, Upvc double glazed frosted window to front, door through to:

Hallway 4'5" x 3'11" (1.35 x 1.21)

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door to:

Lounge 12'11" x 12'0" (3.94 x 3.67)

Upvc double glazed box bay window to front, television point, radiator, original flooring, power points, Door to:

Open Plan Kitchen/Diner 18'4" x 13'9" (5.59 x 4.20)

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

Inner Hallway

Upvc double glazed window to side, under stairs storage cupboard, door to:

Cloakroom 6'1" x 1'0" (1.86 x 0.33)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator.

First Floor Landing

Upvc double glazed window to side, recessed down light, doors to all rooms.

Bedroom 1 12'2" x 11'1" (3.72 x 3.38)

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

Bedroom 2 9'7" x 6'11" (2.94 x 2.13)

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

Bedroom 3 7'10" x 6'9" (2.39 x 2.08)

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

Cloakroom 5'10" x 3'0" (1.80 x 0.92)

Low level wc & pedestal wash hand basin, radiator, extractor fan.

Bathroom 9'1" x 8'3" (2.79 x 2.53)

Modern suite comprising of freestanding bath, walk in shower cubicle & vanity wash hand basin, recessed down lights, cupboard housing combination boiler, tiled walls.

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, cold water tap, door to:

Large Storage Room

Accessed via doors to both front & rear.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	78
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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