



26 Redwind Way

Longlevens, Gloucester, GL2 0XD

£250,000



Murdock & Wasley Estate Agents are delighted to present this two bedroom end-of-terrace house, ideally located in a highly sought-after cul-de-sac. Conveniently positioned close to local amenities, top-performing schools, and excellent transport links, this property offers both comfort and practicality.

Beautifully presented throughout, the accommodation includes a spacious lounge/diner, a separate kitchen, two generously sized double bedrooms and a family bathroom. Externally, the home features a low-maintenance enclosed rear garden, a garage, and a driveway providing off-road parking, making it an ideal purchase for both first time buyers and investors.



Entrance Hall

Accessed via upvc double glazed door, radiator. Opening to:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for washing machine and fridge/freezer, Ideal boiler, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, two radiators, space for dining table and chairs, stairs to landing, rear aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, heated towel rail,

mirrored vanity cupboard, tiled flooring, side aspect upvc frosted double glazed window.

Outside

At the front of the property, there is a gravel garden featuring a raised garden bed. Beside it, a tarmac driveway provides off road parking and leads to a garage, which is accessed via an up-and-over door and is equipped with power and lighting.

To the rear of the property is a low-maintenance garden that includes a patio area, ideal for outdoor furniture and relaxing. Steps lead up to a level lawn bordered by mature shrubs and plants, all fully enclosed by wooden fencing for privacy. There is also a wooden shed providing additional storage.

Local Authority

Gloucester City Council.
Council Tax Band: B

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

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		86
(81-91) B		
(69-80) C	71	
(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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