



## 80 Paygrove Lane

Longlevens, Gloucester, GL2 0BG

**£285,000**



Murdock & Wasley Estate Agents are delighted to present this three bedroom semi-detached property, ideally located in a highly sought-after area close to local amenities and top-performing schools.

While the house would benefit from some modernisation, it offers generous living space throughout and is available with no onward chain, an excellent opportunity for buyers looking to make it their own. The accommodation includes a spacious lounge, a separate kitchen/diner, three well-proportioned bedrooms, and a family bathroom.

Outside, the property boasts a large enclosed rear garden and a generous driveway, providing ample off-road parking.





### Entrance Hall

Accessed via double glazed door, telephone point, radiator. Doors lead off:

### Kitchen/Diner

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for appliances and dining table and chairs, partly tiled walls, radiator, tiled flooring, two rear aspect upvc double glazed windows and frosted double glazed door leading to the garden.

### Lounge

Power points, feature fireplace, radiator, back boiler, wooden door to understairs storage cupboard, coving, front aspect upvc double glazed window.

### Landing

Access to loft space. Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, side aspect upvc frosted double glazed window.

### Outside

At the front of the property there is a spacious tarmac driveway providing ample off road parking beside it lies a flat laid lawn with mature hedges. Additionally, there is a carport and a wooden gate providing convenient access to the rear garden.

At the rear of the property is a fully enclosed garden, featuring a patio area with a wooden storage shed and a level lawn, which extends to an additional patio space with a greenhouse. Further benefits include an outside tap.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council.  
Council Tax 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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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