



80a Sandyleaze

Longlevens, Gloucester, GL2 0PX

£215,000



Murdock and Wasley Estate Agents are delighted to present this unique two-bedroom maisonette, ideally located in the ever-popular area of Longlevens.

Converted in 2021, this beautifully finished home offers a spacious open-plan kitchen/living area, two generous double bedrooms, and a private driveway with allocated off-road parking for multiple vehicles. To the rear, a south-facing garden provides the perfect outdoor space to relax or entertain.

Situated in a prime, convenient location close to top-rated schools and a wide range of local amenities, this property blends modern living with everyday practicality.



Entrance Hall

Accessed via upvc double glazed door, power points, radiators, laminate flooring, doors lead off.

Lounge

Tv point, power points, radiator, built in storage cupboard, laminate flooring, opening to:

Kitchen/Diner

Range of wall, base and drawer mounted units, worksurfaces, stainless steel one and a half bowl sink unit with mixer tap over. Oven/grill with four ring electric hob and extractor hood above. Space for fridge/freezer, washing machine and dining table. part tiled walls, inset ceiling spotlights, laminate flooring, rooflight, rear aspect upvc double glazed window and French doors leading out into the garden.

Bedroom One

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

Bedroom Two

Power points, radiator, built in storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising: Panelled bath with shower over, vanity wash hand basin with mixer tap over and

storage beneath, low-level wc, heated towel rail, part tiled walls.

Outside

to the front of the property is a tarmac driveway which provides off road parking for up to four vehicles.

To the rear of the property is an enclosed south facing garden

Tenure

Share of Freehold - Buildings insurance split between ground floor and upstairs. (only charge).

Buildings insurance circa:

Lease 999 years from January 2021

Local Authority

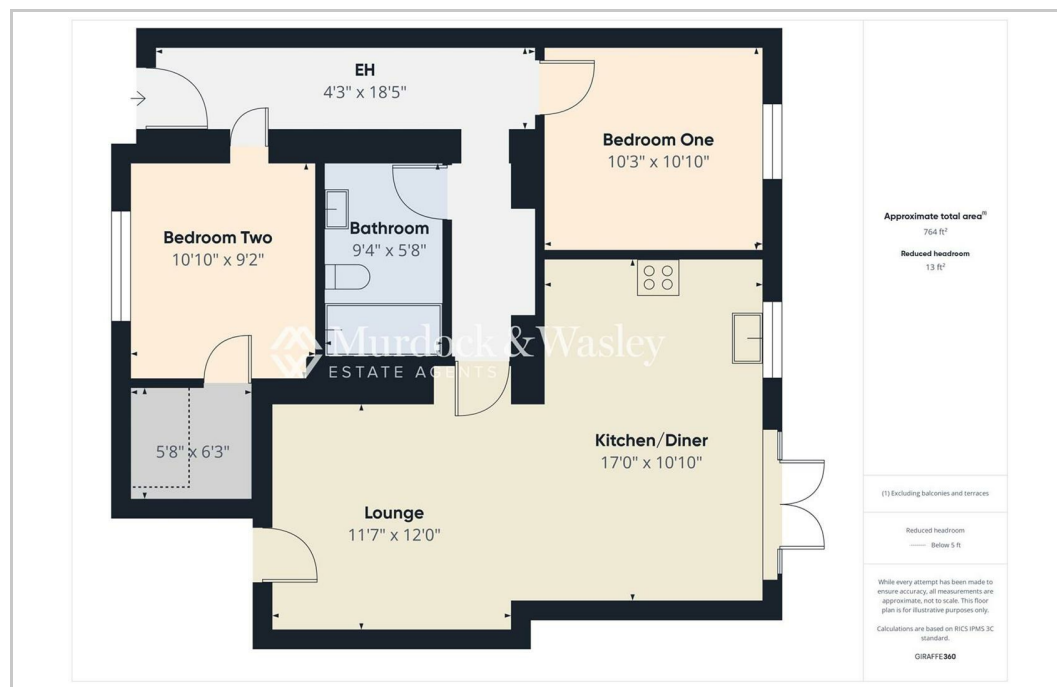
Gloucester City Council- Band A

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		
(81-91) B		
(69-80) C	76	76
(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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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