



## 127 Paygrove Lane

Longlevens, Gloucester, GL2 0BH

**£325,000**



Murdock & Wasley Estate Agents are delighted to present this fantastic three bedroom semi-detached family home, ideally located a sought after location. Positioned within easy reach of local amenities and well-regarded schools, this property presents a fantastic opportunity for families or those looking to upsize.

The home offers spacious and versatile accommodation throughout, including a open plan kitchen/diner, a separate lounge, and a conservatory. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a generous enclosed rear garden, off road parking, and a garage, adding to the overall appeal of the property.





### Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Doors lead off:

### Kitchen/Diner

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, roll edge worksurfaces. Appliance points, power points, space for cooker, fridge and dining table and chairs. Partly tiled walls, radiator, laminate flooring, two rear aspect upvc double glazed window and door to conservatory.

### Lounge

Telephone point, tv point, power points, feature fireplace, radiator, understairs storage cupboard, front aspect upvc double glazed window.

### Conservatory

Of brick base with polycarbonate roof, power points, tap, tiled flooring, rear aspect double glazed windows and door leading to the garden.

### Landing

Power point, radiator, access to loft space. Doors lead off:

### Bedroom One

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

### Bedroom Two

Tv point, power points, radiator, fitted wardrobe, 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, vanity wash hand basin with storage below and mixer tap over, low level wc. Fully tiled walls, radiator, vinyl flooring, side aspect upvc frosted double glazed window.

### Outside

To the front of the property, a block-paved driveway offers off road parking for two vehicles. Flanking the driveway are low-maintenance gravel gardens, with mature hedging that provides a touch of greenery. A covered carport leads to the front entrance and provides sheltered access to the garage, which features an up-and-over door. The garage benefits from power and lighting, with additional space available for appliances.

At the rear, there is a fully enclosed south-facing garden featuring a patio area, ideal for outdoor furniture. From here, a flat lawn stretches out with a paved pathway running through the centre, leading to a wooden shed at the far end.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council.

Council Tax Band: C

### 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		
(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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