



106 Lavington Drive

Longlevens, Gloucester, GL2 0HT

£365,000



Murdock & Wasley Estate Agents are delighted to bring to the market this three bedroom semi-detached house, ideally located in a highly sought after area. Perfectly positioned within easy reach of a range of local amenities and top-performing schools, this property offers an ideal setting for family living.

The home boasts generous living space throughout, featuring an open plan kitchen/diner, a separate utility room, a downstairs shower room, and a versatile study that could easily serve as a fourth bedroom. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property continues to impress with a spacious, enclosed rear garden, as well as a driveway offering convenient off-road parking.



Entrance Hall

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

Lounge/Diner

Tv point, power points, radiator, feature fireplace, space for dining table and chairs, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Kitchen

Range of base, drawer and wall mounted units, double bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eyelevel oven/grill with microwave, four ring gas hob with extractor hood over. Breakfast bar with laminate worktop, door to storage cupboard, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed windows and side aspect upvc double glazed door to:

Utility

Base and wall mounted units, laminate worktop, single sink unit with mixer tap over. Space for washing machine, tumble dryer and American fridge/freezer. Laminate flooring, rear aspect upvc double glazed window and side aspect upvc double glazed door leading to the garden. Door to:

Shower Room

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below. Heated towel rail, laminate flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Four/Study

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

Landing

Telephone point, laminate flooring, access to loft space, coving, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes, laminate flooring, coving, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, fitted wardrobe, laminate flooring, coving, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Fully tiled walls, wall mounted mirrored cupboard, heated towel rail, rear aspect upvc frosted double glazed window.

Outside

At the front of the property, a spacious block-paved driveway provides off road parking for two vehicles, framed by mature hedges that enhance privacy.

To the rear, you'll find an enclosed garden featuring a patio area ideal for outdoor furniture and relaxation. This steps onto a level lawn, bordered on both sides by gravel sections that continue to the back of the garden. Further benefits include, two wooden sheds provide additional storage space.

Tenure

Freehold.

Services

Mains water, gas, electricity & 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 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

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