



37 Longstone Avenue

Longford, Gloucester, GL2 9FS

£295,000



Murdock & Wasley Estate Agents are delighted to present this well-presented three bedroom semi-detached home, ideally located in a popular and convenient area. Just a short distance from excellent local amenities, highly regarded schools, and superb transport links, this property offers both comfort and connectivity.

Perfect for first-time buyers, the home features a spacious open plan kitchen/diner, three generously sized bedrooms, with the master bedroom benefitting from an en-suite. As well as a private, enclosed rear garden and off-road parking to the side.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, power points, radiator, front aspect upvc double glazed window.

Hallway

Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps and tiled splashback, vinyl flooring, side aspect upvc frosted double glazed window.

Storage Cupboard

Power points, space for tumble dryer.

Kitchen/Diner

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, integral cooker and four ring gas hob with extractor hood over, space for dishwasher, washing machine, fridge/freezer and dining table and chairs. Radiator, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window and door leading to the garden.

Landing

Power points, door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over and tiled splashback. Partly tiled walls, radiator, vinyl flooring, front aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

Power points, radiator, rear 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 and tiled splashback. Partly tiled walls, radiator, vinyl flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property a paved pathway leads to the front door which is sheltered by a canopy porch, bordered by mature hedges for added privacy.

At the side there is a tarmac driveway providing off road parking for two vehicles with a wooden gate for convenient access to the rear garden.

To the rear of the property is a fully enclosed garden, thoughtfully designed with a stone-flanked patio that leads onto a generous, level lawn. A raised decked area offers the perfect spot for outdoor furniture and relaxation. The garden also benefits from an outdoor tap and security lighting.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £150.00 per annum.

Services

Mains water, gas, electricity & drainage.

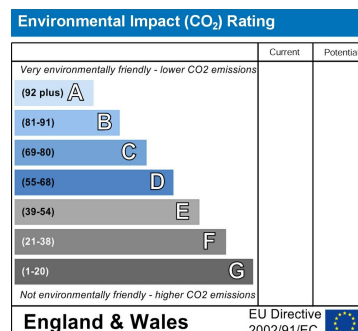
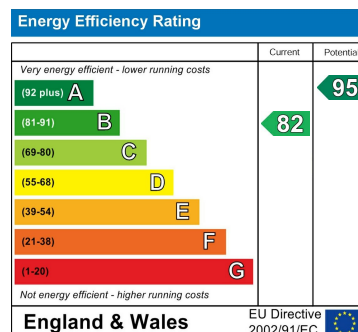
Local Authority

Tewkesbury Borough 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.



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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