



15 Simon Road

Longlevens, Gloucester, GL2 0TP

£339,950



We are delighted to bring to the open market this spacious and stylish three-bedroom home, located in a quiet no-through road within a highly sought-after area. Offered to the market chain free, this property is ideal for buyers looking for a smooth and hassle-free move.

This home has been lovingly maintained and extended, offering versatile accommodation throughout. A superb opportunity for first-time buyers, upsizers, or growing families.



Entrance Hallway 10'5 x 4'9 (3.18m x 1.45m)

Accessed via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage space. Doors to open plan lounge/diner/family room, second sitting room & kitchen.

Kitchen 16'4 x 7;2 (4.98m x 2.13m;0.61m)

Upvc double glazed windows to front, velux window, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, power points, partly tiled walls, tiled flooring, radiator x 2, recessed down lights, door to:

Cloakroom & Utility 8'11 x 3'7 (2.72m x 1.09m)

Upvc frosted double glazed window to front, low level wc & vanity wash hand basin, plumbing for washing machine, partly tiled walls, tiled flooring, recessed down lights.

Lounge/Diner/Family Room 19'11 x 16'2 (6.07m x 4.93m)

Upvc double glazed bi-folding doors to rear, two velux windows, television point, two radiators, power points, recessed down lights.

Sitting Room 11'9 x 9'10 (3.35m#2.74m x 3.00m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring.

First Floor Landing 8'3 x 2'9 (2.51m x 0.84m)

Accessed to loft via hatch, airing cupboard, power points, recessed down lights, doors to all rooms.

Bedroom 1 12'10 x 9'10 (3.91m x 3.00m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2 11'6 x 10'0 (3.51m x 3.05m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 8'10 x 7'11 (2.69m x 2.41m)

Upvc double glazed windows to rear. radiator, power points.

Bathroom 7'11 x 6'9 (2.41m x 2.06m)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, radiator, tiled flooring.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

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		
	68	80
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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