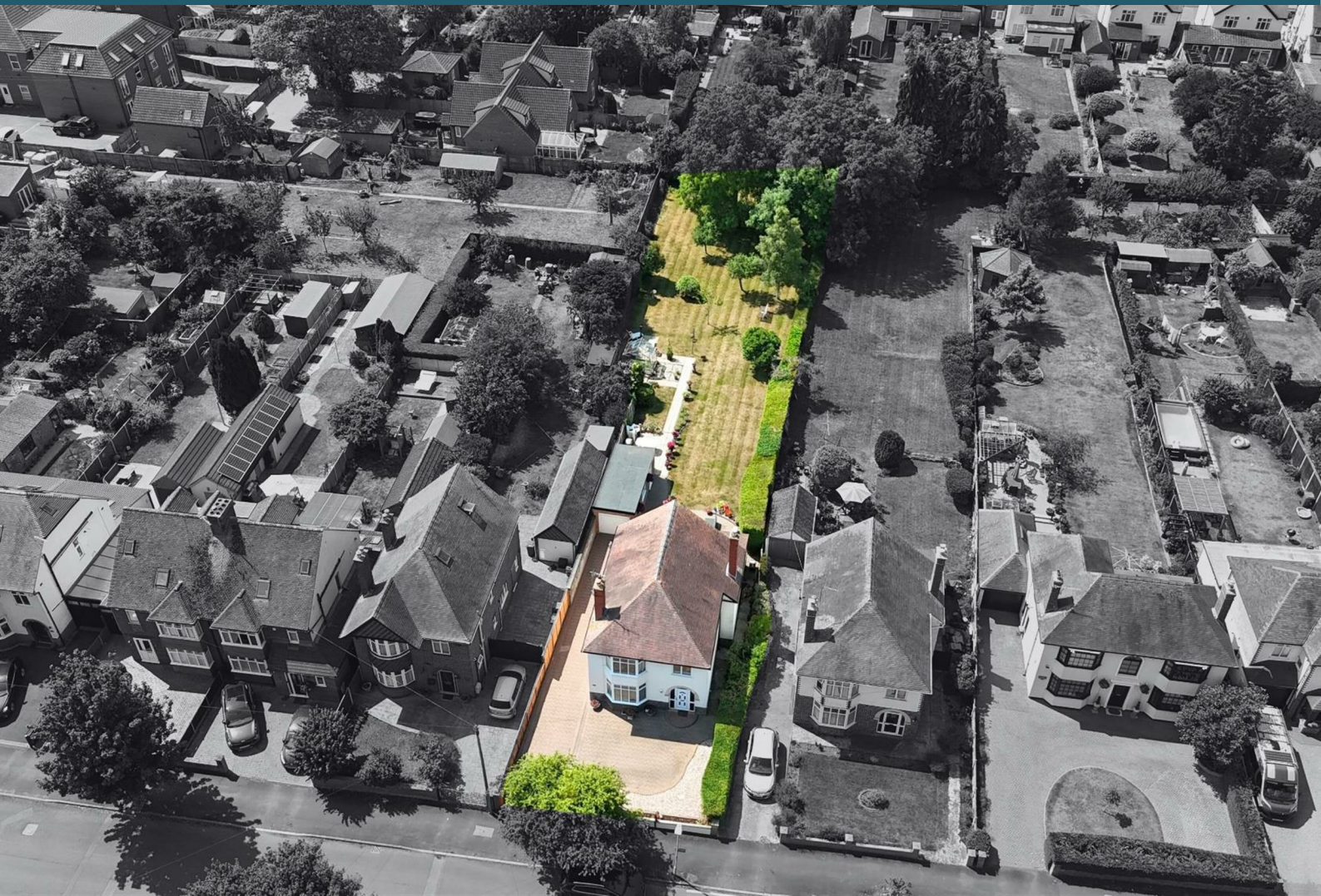




80 Merevale Road

Longlevens Gloucester, GL2 0QZ

£675,000



We are delighted to welcome to the open market this exceptional detached family home, situated on one of Longlevens' most desirable tree-lined roads. Coming to market for the first time since 1983, this much-loved and extended residence offers an abundance of internal and external living space, perfectly suited for growing families.

Set in a highly sought-after location, with excellent local schools, amenities, and transport links nearby, this home offers a rare opportunity to secure a substantial property in a prime Longlevens location.



Entrance Porch 7'8 x 2'11 (2.34m x 0.89m)

Approached via Upvc double glazed front door, original tiled flooring, fuse panel, door through too:

Entrance Hallway 14'6 x 7'10 (4.42m x 2.39m)

Accessed via door with stainless picture windows to both sides, radiator, power points, stairs leading to first floor with under stairs storage space, doors to shower room, lounge, dining room & kitchen & breakfast room.

Ground Floor Shower Room 7'4 x 5'4 (2.24m x 1.63m)

Upvc double glazed frosted window to side, shower cubicle, low level wc & pedestal wash basin, tiled walls, towel rail, cupboard housing combination boiler.

Lounge 22'4 x 12'9 (6.81m x 3.89m)

Upvc double glazed french doors to rear, television point, radiator, power points, gas feature fire place.

Dining Room 13'2 x 11'9 (4.01m x 3.58m)

Upvc double glazed bay window to front, radiator, power points.

Kitchen 11'3 x 11'9 (3.43m x 3.58m)

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in fridge, dishwasher & washing machine, partly tiled walls, tiled flooring, power points, arch through to:

Breakfast Room 11'3 x 9'9 (3.43m x 2.97m)

Upvc double glazed windows to side, Upvc double glazed door to rear & Upvc double glazed french doors to rear, tiled flooring, radiator, power points.

First Floor Landing 8'10 x 4'10 (2.69m x 1.47m)

Upvc double glazed window to side, access to loft via hatch, storage cupboard, doors to all rooms.

Bedroom 1 13'11 x 10'9 (4.24m x 3.28m)

Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

Bedroom 2 11'10 x 10'4 (3.61m x 3.15m)

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

Bedroom 3 11'10 x 9'5 (3.61m x 2.87m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4 7'8 x 7'10 (2.34m x 2.39m)

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

Shower Room 7'11 x 5'4 (2.41m x 1.63m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Rear Garden

A fantastic size landscaped garden with mature trees & flower beds. Greenhouse, cold water tap, paved area, gated side access, door to:

Garage

Up & over door with power & lighting, rear room with space for further appliances & power such as freezer, fridge & tumble dryer.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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	

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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