



5 Alders Green

Longlevens, Gloucester, GL2 9HJ

Offers in excess of £390,000



We are delighted to bring to the market this exceptionally presented, much-loved four-bedroom detached home, located in a quiet cul-de-sac within the highly sought-after area of Longlevens.

Internal living space comprises of: Entrance hallway, shower room, lounge, kitchen/diner & utility. Upstairs are four bedrooms & bathroom.

Outside is an enclosed & private garden with garage & driveway to the front.

This impressive property offers spacious and modern open-plan living, making it perfectly suited for growing families or those looking to upsize in a peaceful yet convenient location.



Entrance

Approached via Upvc double glazed front door, Upvc double glazed window to side, storage cupboard, radiator, stairs to first floor, power points, opening through too:

Lounge 15'11 x 13'11 (4.85m x 4.24m)

Upvc double glazed windows to front, television point, radiator, power points, opening through too:

Open Plan Kitchen/Diner 16'1 x 10'9 (4.90m x 3.28m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainage, electric double oven with separate induction hob & hood, one built in fridge, space for further appliances, partly tiled walls, recessed down lights, under stairs storage cupboard. Door to utility room.

Utility Room 7'4 x 7'2 (2.24m x 2.18m)

Upvc double glazed window to side, base level units with roll edge work tops, space & plumbing for appliances, partly tiled walls, radiator, door to shower room & garage.

Shower Room 7'0 x 3'3 (2.13m x 0.99m)

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

First Floor Landing 6'11 x 6'3 (2.11m x 1.91m)

Access to loft via hatch with ladder, airing cupboard, doors to all other rooms.

Bedroom 1 13'0 x 9'0 (3.96m x 2.74m)

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

Bedroom 2 13'7 x 7'6 (4.14m x 2.29m)

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

Bedroom 3 9'0 x 8'9 (2.74m x 2.67m)

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

Bedroom 4 8'8 x 6'10 (2.64m x 2.08m)

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

Bathroom 7'7 x 6'7 (2.31m x 2.01m)

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, recessed down lights.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, gated side access.

Garage

Remote control garage door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

