



55 Beechcroft Road

Longlevens, Gloucester, GL2 9HE

Offers in excess of £320,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this attractive and well-presented three double bedroom semi-detached family home, located on the ever-popular Beechcroft Road in Longlevens.

The accommodation comprises of: Entrance hallway, lounge, open plan kitchen/diner & conservatory. Upstairs are three bedrooms & bathroom. Outside to the rear we have an enclosed garden with garage & parking to front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, central heating thermostat, staircase to first floor, doors to kitchen/diner & lounge.

Kitchen/Diner

Upvc double glazed windows to front & side, eye & base level units with roll edge work surfaces, sink/drain, electric oven with electric hob & hood, space for fridge/freezer, integral dishwasher, recessed down lights, power points, under stairs storage space, cupboard housing combination boiler, door to garage.

Lounge

Upvc double glazed window to side, Upvc double glazed sliding doors to rear, television point, radiator, power points.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed either side.

First Floor Landing

Access to boarded loft via hatch, airing cupboard, power point, doors to all bedrooms & bathroom.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed window to side, panelled bath with power shower over, low level wc & pedestal wash hand basin, heated towel rail, part tiled walls.

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, shed, gated side access.

Garage

Partly converted, power & lighting available.

Tenure

Freehold.

Services

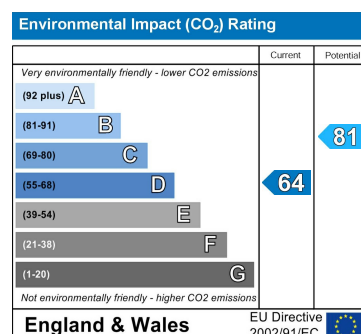
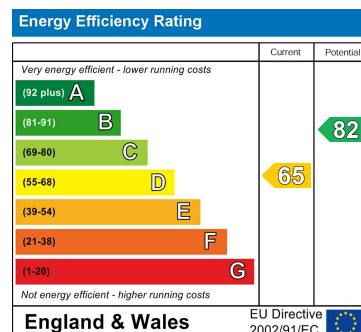
Mains water, gas, electricity & drainage.

Local Authority

Gloucester County Council- Band C

Awaiting Vendor Approval

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.

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

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

