



24 Longhorn Avenue

Kingsholm, Gloucester, GL1 2BL

Offers in excess of £200,000



Murdock & Wasley Estate Agents are delighted to bring to market this chain-free coach house, ideally suited for first-time buyers. Situated on the popular and well-established Longhorn Avenue in Gloucester, this well-presented home benefits from attractive surroundings, good local amenities and excellent access to Gloucester Quays, the city centre and major transport links, making it perfect for commuters and young professionals. Inside, the property boasts generously proportioned living space throughout, offering both comfort and practicality.

Internal living space comprises of: Entrance, open plan lounge/diner, kitchen, two bedrooms, en-suite and bathroom.

Externally, the property benefits from a garage with utility space and parking inside, as well as an allocated parking space directly in front, providing convenience and flexibility. To the rear, you'll find a pleasant green space, perfect for enjoying the outdoors.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to floor landing.

Landing

Access to loft via hatch, wall mounted radiator. Doors leads off:

Lounge / Kitchen / Dining Area

Television point, phone point, virgin media data point, sky point, power points, wall mounted radiator, rear aspect upvc double glazed window.

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob, space for fridge and dishwasher. Partly tiled walls, laminate flooring, rear aspect upvc double glazed window.

Power points, space for dining table, front aspect upvc double glazed french doors leading to Juliette balcony,

Bedroom One

Power points, phone point, two fitted wardrobes, front aspect upvc double glazed window. Doors lead off:

En Suite

Suite comprising low level wc, corner cubicle with shower over, pedestal wash hand basin with mixer tap over, partly tiled walls, wall mounted radiator, rear aspect sky light.

Bedroom Two

Power points, wall mounted radiator, front aspect sky light.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps over, partly tiled walls, wall mounted radiator, rear aspect frosted upvc double glazed dormer window.

Garage / Utility Area

Accessed via up'n'over, power points, lighting, space for car.

Utility: Space and plumbing for washing machine and tumble dryer.

Outside

To the front of the property a allocated parking space is directly in front of the garage.

To the rear of the property a area is laid to grass.

Tenure & Charges

Freehold

Estate Management Charge: Circa £40 pcm.

Services

Mains water, gas, electricity & drainage.

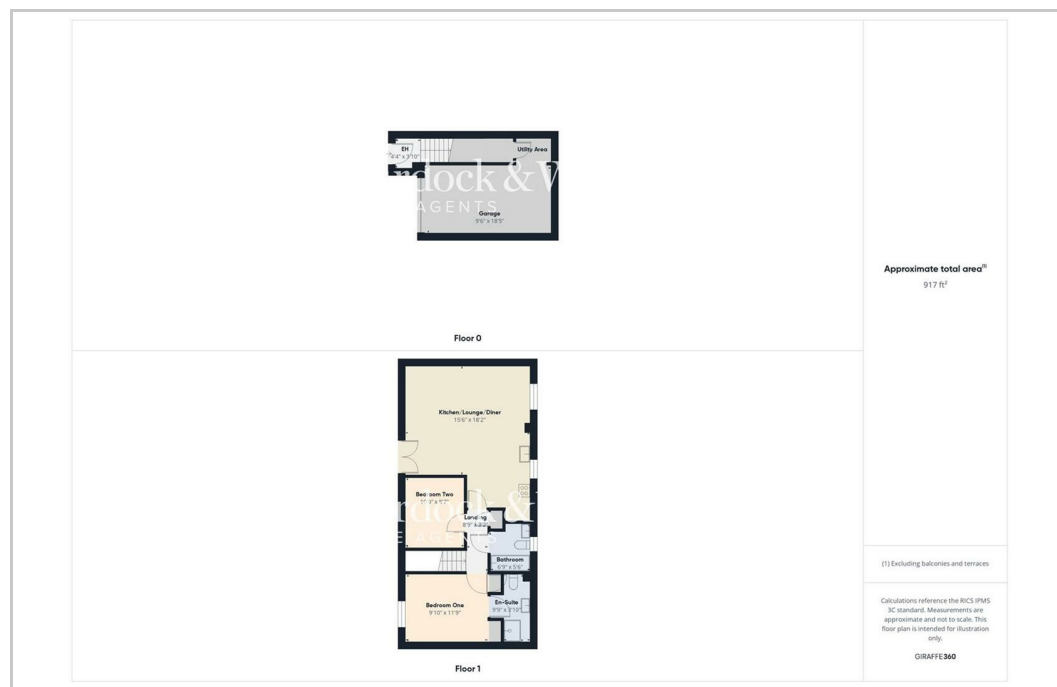
Local Authority

Gloucester City Council

Tax Band: A

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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.

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