



5 Lea Crescent

Longlevens, Gloucester, GL2 0DU

£375,000



We are delighted to welcome to the open market this spacious and very well-presented semi-detached home, perfectly suited for growing families. Tucked away in a peaceful and highly sought-after location, the property boasts a generous rear garden, ample parking, and a garage.

With its combination of space, condition, and setting, this home is sure to prove popular – early viewing is strongly recommended.



Entrance Porch

Accessed via front door, double glazed frosted windows to front, door through to entrance hallway.

Entrance Hallway

Laminate wood flooring, radiator, power points, stairs leading to first floor with under stairs storage. Doors to kitchen & lounge/diner.

Kitchen

Upvc double glazed windows to rear & side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in dishwasher, space for further appliances, high quality flooring, radiator, power points, recessed down lights.

Lounge/Diner

Upvc double glazed bay window to front & Upvc double glazed windows to rear, television point, log burner, high quality flooring, power points, radiator.

Rear Porch

Upvc double glazed door to rear, doors leading to both garage & cloakroom.

Cloakroom

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

First Floor Landing

Doors leading to all rooms. access to loft via hatch,

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Two Upvc double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, with an area laid to raised decking, mainly laid to lawn, cold water tap.

Garage

Up & over door with power & lighting. Wall mounted boiler, space for washing machine & tumble dryer.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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	

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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

