



## 35 Wellsprings Road

Longlevens, Gloucester, GL2 0NL

**Offers in excess of £367,500**



Murdock & Wasley Estate Agents proudly offer this three bedroom semi-detached house, set in a desirable and well-established location. Conveniently close to top-performing schools and a variety of local amenities, this property is an ideal choice for growing families.

The property features a bright, open-plan lounge and dining area, creating an inviting space perfect for both relaxing and entertaining, complemented by a separate kitchen. It also offers three well-proportioned bedrooms and a family bathroom. Outside, you'll discover a generous rear garden with a detached garage, plus off-road parking for two vehicles at the front.



**Entrance Hall**

Accessed via upvc frosted double glazed doors, tv point, power points, radiator, stairs to first floor landing, understairs storage cupboard, tiled flooring, side aspect upvc frosted double glazed window. Doors lead off:

**Lounge/Dining Area**

Power points, radiator, space for dining table and chairs, front aspect upvc double glazed bay window and rear aspect upvc double glazed French doors leading to the garden.

**Kitchen**

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge/freezer and dishwasher. Partly tiled walls, radiator, two side aspect upvc double glazed windows. Door to:

**Cloakroom**

Low level wc, side aspect upvc frosted double glazed window.

**Rear Hallway**

Power points, space for washing machine and tumble dryer, side aspect upvc double glazed window and upvc frosted double glazed door.

**Landing**

Access to loft space, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, radiator, bespoke fitted wardrobes, front aspect upvc double glazed bay window.

**Bedroom Two**

Power points, radiator, rear aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, front aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Fully tiled walls, heated towel rail, mirrored vanity cupboard, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

**Outside**

At the front of the property there is gravel driveway providing off road parking for two vehicles with steps up to the front porch.

To the side there is a wooden gate for convenient access to the rear garden.

At the rear, there is a spacious patio, ideal for outdoor furniture and entertaining. A pathway extends through a neatly maintained, level lawn to a raised patio area with flower beds. The garden also benefits from a detached garage, complete with power and lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

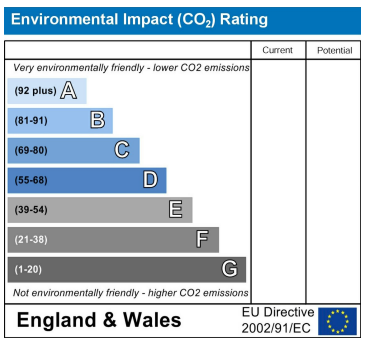
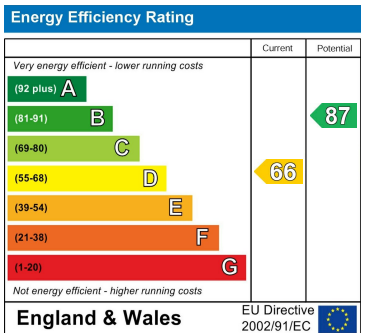
**Local Authority**

Gloucester City Council.

Council Tax Band: C

**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.



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

