



7 Manley Gardens

Longlevens, Gloucester, GL2 0HY

£235,000

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Entrance Hallway

Approached via Upvc double glazed front door, stairs to first floor with under stairs storage space, opening to kitchen & door to lounge/diner.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, wall mounted combination boiler.

Lounge/Diner

Upvc double glazed windows & french doors to rear, television point, radiator, power points.

First Floor Landing

Airing cupboard, access to loft, Upvc double glazed windows to front, doors to both rooms.

Bedroom 1

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

Bedroom 2

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

Bathroom

Upvc double glazed frosted window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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		86
(81-91) B		
(69-80) C	70	
(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

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

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