



20 Park Avenue

Longlevens, Gloucester, GL2 0DZ

£355,000









Offered to the market for the first time since 1958, this much-loved family home presents a fantastic opportunity to create a dream home in the ever-popular area of Longlevens.

The property has been thoughtfully extended to provide additional living space, making it ideal for growing families. While it would benefit from some general updating, it offers a solid and spacious foundation with huge potential to modernise to individual taste.



Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors to lounge/diner & kitchen.

Lounge/Diner

Upvc double glazed windows to front & sliding doors to rear, two radiators, power points, television point.

Kitchen

Upvc double glazed windows to rear & doors to conservatory, door to inner hallway. Eye & base level units with roll edge work tops, sink/drainer, electric oven with separate gas hob & hood, space for appliances, partly tiled walls, power points.

Conservatory

Upvc double glazed french doors to side, double glazed windows throughout, pvc roof, power points.

Inner Hall

Door to rear garden & door to garage.

First Floor Landing

Access to loft via hatch, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Shower cubicle & pedestal wash hand basin, extractor fan, towel rail, door to:

Storage Room

Upvc double glazed windows to rear, radiator.

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Bedroom 4

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

Bathroom

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

Rear Garden

An enclosed area which is paved, cold water tap, shed.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

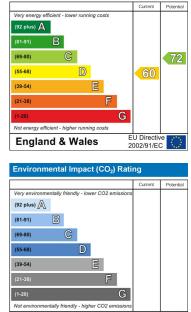
Local Authority

Gloucester City Council- Band D

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.





2002/91/FC

England & Wales

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 firms 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





