



25 Wellsprings Road

Gloucester, GL2 0NL

£340,000



We are delighted to offer to the market, for the first time since new, this charming and much-loved family home, owned by the same family for over 90 years. Set back in a fantastic position in the heart of Longlevens, this property represents a truly special opportunity.

While some general updating is required, the home offers generously proportioned accommodation throughout and sits on a substantial plot with a large rear garden, offering huge potential to modernise and create a wonderful forever home.



Entrance Porch

Accessed via double glazed front door, door through to:

Hallway

Obscure circular window to side, power points, stairs leading to first floor with under stairs storage cupboard, doors to lounge, dining room & kitchen.

Lounge

Upvc double glazed windows to front, television point, power points, gas fire place.

Dining Room

Upvc double glazed window & door to rear, power points, gas fire place.

Kitchen

Upvc double glazed windows to both side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, partly tiled walls, power points, pantry cupboard, door to:

Rear Lobby

Windows to side, doors to rear garden, cloakroom & storage cupboard.

Cloakroom

Upvc frosted double glazed window to side, low level wc, electric heater.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Upvc double glazed window to front, power points.

Bathroom

Upvc frosted double glazed window to rear, panelled bath, low level wc & pedestal wash hand basin, tiled walls, water boiler.

Rear Garden

A large rear garden which is partly paved, mainly laid to lawn, flower & shrub borders, shed, greenhouse.

Tenure

Freehold.

Services

Mains water, electricity, gas & 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.

Agents Note

Please note we are awaiting probate.



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