



85A Cheltenham Road

Gloucester, GL2 0JG

£350,000



Murdock & Wasley are delighted to welcome to the open market this charming and much loved 1930's semi-detached family home, perfectly positioned on the ever-popular Cheltenham Road in Longlevens.

Offering a generous amount of internal living space, this wonderful property is ideally suited to growing families looking to settle in one of Gloucester's most desirable locations.

With its spacious layout, character features and scope to modernise to your own taste, this home truly offers fantastic potential.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, original flooring, doors to both lounge/diner & kitchen.

Lounge/Diner

Upvc double glazed bay window to front, television point, two radiators, power points.

Kitchen

Two Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drainage, electric double oven with separate gas hob & hood, space for appliances, partly tiled walls, power points. Door to:

Utility Room

Base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, wall mounted combination boiler (installed 2023) power points, doors to both cloakroom & conservatory.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, tiled flooring, power points.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, storage cupboard, doors to all bedrooms & bathroom.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Upvc double glazed window to side, velux window, built in storage.

Bathroom

Upvc double glazed frosted window to front, panelled bath, shower cubicle, low level wc & pedestal wash hand basin, shaver points, tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, door to garage.

Garage

Power & lighting.

Tenure

Freehold.

Services

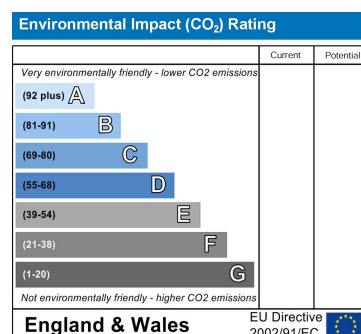
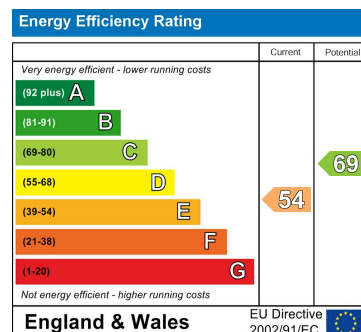
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.



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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