



## 125 Park Avenue

Longlevens, Gloucester, GL2 0EQ

**Guide price £375,000**



Murdock & Wasley Estate Agents are delighted to present this three bedroom semi-detached house, offering a large open plan living space, ideally located in a highly sought-after area. This property comprises of, kitchen/living/dining room, lounge, conservatory, three bedrooms and family bathroom.

Boasting a large enclosed rear garden, with driveway for ample off road parking as well as a garage, this outdoor space also lends itself to the potential of planning or another dwelling subject to approval.

Perfectly positioned within easy reach of local amenities and top-performing schools, this property is an excellent choice for growing families.



### Entrance Porch

Access via UPVC double glazed door, with UPVC double glazed roof and windows, Wooden door leading to:

### Hallway

Powerpoints, radiator, Storage cupboard, stairs leading up to first floor, doors leading to Kitchen/Living area and Lounge, UPVC double glazed window.

### Lounge

Powerpoints, wall mounted radiator, under stairs storage cupboard, log burner, UPVC Double glazed bay window.

### Kitchen/Living Area

Range of base, drawer and wall mounted cupboards, single sink unit with mixer tap over. Appliance points, power points, built in double oven and four ring electric hob, Plumbing for dishwasher and other appliances, Wall mounted Radiator, UPVC double glazed window.

### Dining Room

Powerpoints, Radiator, UPVC double glazed window, door leading to conservatory.

### Conservatory

UPVC Double glazed french doors leading to Garden.

### Bedroom 1

Powerpoints, built in Wardrobes and vanity unit, radiator, UPVC Double Glazed window.

### Bedroom 2

Powerpoints, radiator, built in storage cupboard, UPVC Double Glazed Window.

### Bedroom 3

Powerpoints, radiator, built in storage cupboards, UPVC Double Glazed window.

### Bathroom

Partly tiled walls, radiator, low level wc, vanity wash hand basin with mixer tap over, bath with wall mounted shower attachment, UPVC frosted Double glazed window.

### Outside

At the front of the property, a block-paved driveway offers off-road parking for multiple vehicles. It leads to the garage. To the side of the driveway, there is a neatly maintained lawn.

To the rear, there is a patio area ideal for outdoor furniture and entertaining. This leads to a level lawn with a pathway running through it, all fully enclosed by wooden fencing.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity.

### Local Authority

Gloucester County 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.



| 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                             | 52      | 80        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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