



14 Whitefield Crescent

Longford, Gloucester, GL2 9FR

£123,675



Murdock and Wasley Estate Agents are thrilled to present this beautifully maintained two-double-bedroom end-terrace home, perfectly tailored for first-time buyers.

The property offers an array of desirable features, including gas central heating, UPVC double glazing throughout, the added reassurance of a remaining NHBC warranty, off-road parking, and an enclosed garden ideal for relaxation or entertaining. Additional highlights include a handy downstairs cloakroom and a prime position in a popular location. With excellent access to local amenities and superb transport links to both Gloucester and Cheltenham.



Entrance Hall

Accessed via composite door, radiator, stairs to first floor, door to:

Lounge

Tv Point, power points, radiator, front aspect upvc double glazed window.

Inner Hall

Power points, understairs storage cupboard, doors lead off:

Cloakroom

Suite comprising of pedestal wash basin, wc, heated towel rail, part tiled walls, extractor fan.

Kitchen/Diner

Range of wall base and drawer mounted units, worktops, sink and drainer, oven/grill with four ring gas hob and extractor hood above. Appliance points, power points. Space for fridge/freezer, washing machine and dining table. Radiator. Rear aspect upvc double glazed window to rear and French doors leading out into the garden.

Landing

Power points, airing cupboard, access to loft space. Doors lead off

Bedroom One

Tv point, power points, radiator. front aspect upvc double glazed window.

Bedroom Two

Tv Point, power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash basin, wc, heated towel rail, shaver point, part tiled walls, extractor fan, side aspect upvc double glazed window.

Outside

At the front of the property, a well-maintained tarmac driveway provides convenient and practical off-road parking for two vehicles.

To the rear, there is a garden that is predominantly laid to lawn, offering ample space for outdoor activities. This is beautifully complemented by a separate patio seating area, ideal for relaxing or entertaining. The garden is fully enclosed with wood panel fencing, ensuring privacy, and benefits from side access through a wooden gate.

Tenure and Charges

Leasehold- 117 years remaining.

Rent charges- £265.47 per month.

Service Charge- £8.38 per month.

Buildings Insurance- £14.98

Management Fee- £5.15

Management company- Bromford

Services

Mains water, gas, electricity & drainage.

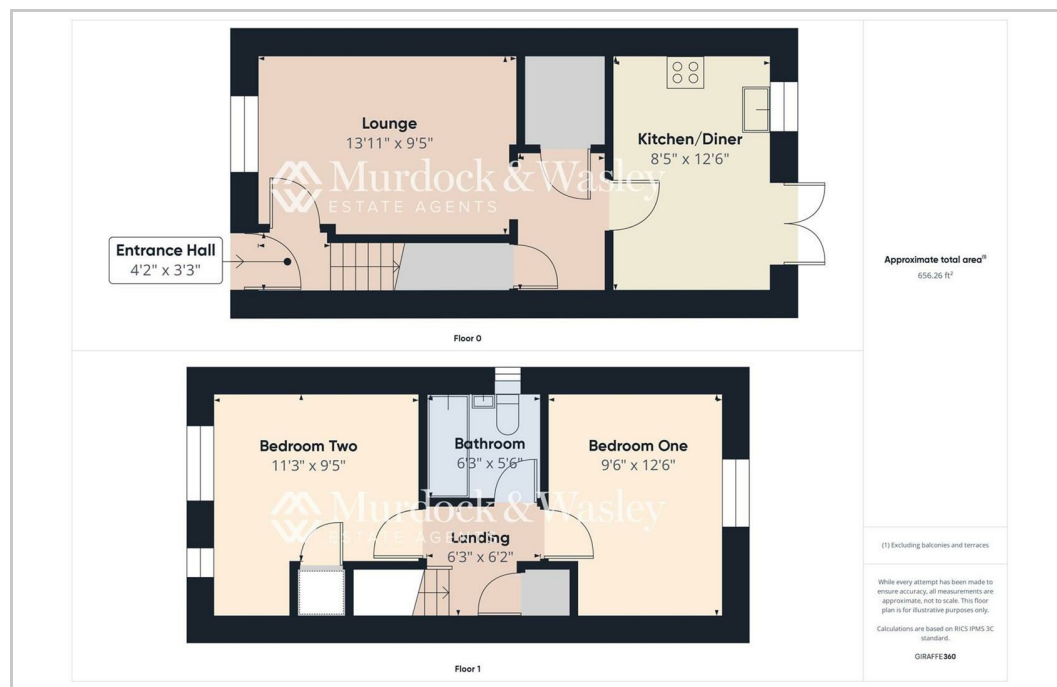
Local Authority

Tewkesbury Borough Council

Council tax 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		96
(81-91) B	82	
(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

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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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