



58 Park Avenue

Longlevens, Gloucester, GL2 0EQ

Offers in excess of £425,000



We are delighted to present to the market this truly special family home, which has undergone a full transformation in recent years. If you're looking for a property you can move straight into without lifting a finger, then look no further. Offering impressive open-plan living, a south-facing rear garden, garage, and ample off-road parking, this beautifully finished home is sure to attract strong interest.

An absolute must see- You will not be disappointed



Entrance Hallway

Accessed via a Upvc double glazed front door, the entrance hall features a radiator, power points, and stairs leading to the first floor with an open under-stairs storage area. Doors provide access to both the lounge and the open-plan kitchen/diner.

Lounge

Upvc double glazed window to the front, television point, radiator, and power points.

Open Plan Kitchen/Diner

Upvc double glazed sliding doors and window to the rear, eye and base level units with roll-edge worktops, sink/drain, cooker point, space for appliances, breakfast bar with additional storage, radiator, power points, laminate flooring, recessed downlights, under-stairs storage space, and door leading to the boot room/playroom.

Boot Room/Play Room

Upvc double glazed French doors to the rear, radiator, power points, and storage cupboard.

Utility & W.C

Base level units with roll edge worktops, sink with drainer, and plumbing/space for a washing machine. Also includes a low-level WC, additional sink with drainer, and radiator.

First Floor Landing

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

Bedroom 1

Upvc double glazed windows to the front and Juliet balcony to the rear, radiator, power points, original exposed floorboards, dressing area, and two radiators.

En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

Bedroom 4

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

Bathroom

Two Upvc double glazed windows to the rear, panelled bath with shower over, low level WC and pedestal wash hand basin, radiator, laminate flooring.

Rear Garden

South-facing garden, partly paved and mainly laid to lawn, with flower and shrub borders.

Garage

Power & lighting.

Tenure

Freehold.

Services

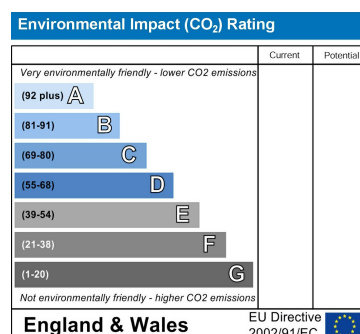
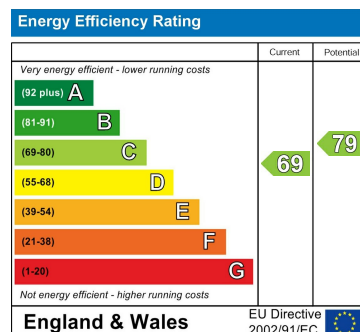
Mains water, gas, electricity & drainage.

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.



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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