



## 16 Willowleaze

Longlevens, Gloucester, GL2 0QA

**Offers in excess of £225,000**



Murdock and Wasley Estate Agents are pleased to offer this attractive two double bedroom mid-terrace home, ideally located within easy reach of highly regarded schools and excellent transport links.

Perfect for first-time buyers or those looking to downsize, the property offers well-proportioned accommodation comprising a spacious lounge/diner and a fitted kitchen. Upstairs features two generous double bedrooms and a family bathroom.

Externally, the home enjoys an enclosed rear garden, ideal for relaxing, entertaining or outdoor dining. Early viewing is highly recommended to appreciate all this property has to offer.



### Entrance Porch 5'1" x 5'1" (1.55m x 1.55m)

Accessed via upvc double glazed door, front aspect upvc double glazed window.

### Entrance Hall 5'1" x 4'11" (1.55m x 1.50m)

Stairs to first floor landing, Doors lead off:

### Lounge 16'2" x 12'4" (4.93m x 3.76m)

Television point, data point, power points, wall mounted radiator, feature fireplace with surround, space for dining table, front aspect upvc double glazed windows.. Door leads off:

### Kitchen 7'1" x 15'9" (2.16m x 4.80m)

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, four ring gas hob extractor hood over and oven below, space for washing machine, dishwasher and tall fridge/ freezer. Partly tiled walls, tiled flooring, door leads to under stairs storage, rear aspect upvc double glazed window, rear aspect upvc double glazed door leading to garden.

### Landing

Access to loft via hatch. Doors lead off:

### Bedroom One 10'1" x 15'11" (3.07m x 4.85m)

Power points, wall mounted radiator, two front aspect upvc double glazed windows.

### Bedroom Two 13'5" x 9'4" (4.09m x 2.84m)

Power points, wall mounted radiator, rear aspect upvc double glazed window.

### Bathroom 5'8" x 6'3" (1.73m x 1.91m)

Suite comprising low level wc, panelled bath with shower over and taps over, wall mounted wash hand basin with storage below and mixer tap over, wall mounted heated towel rail, partly tiled walls, rear aspect frosted upvc double glazed window.

### Outside

To the front of the property a bloc paved driveway provides off road parking for up to two vehicles.

To the rear of the property a garden partially laid to patio and partially laid to artificial grass is enclosed by wooden fencing with a wooden gate providing rear access.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council

Tax Band: A

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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 <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

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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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