



72 Innsworth Lane

Longlevens, Gloucester, GL2 0DE

£330,000



We are delighted to bring to the market this spacious and highly sought-after three-bedroom home, situated in a prime location in Longlevens. Perfectly suited for first-time buyers, this wonderful property boasts open-plan living, a garage, ample parking, and the added advantage of no onward chain. Don't miss this fantastic opportunity to secure a home in a desirable area.

In terms of living accommodation we have: Entrance hallway, lounge/diner, OPEN PLAN Kitchen/Diner. Upstairs are three bedrooms & bathroom.

Outside we have an enclosed garden with garage & driveway also included.



Entrance Hallway 11'9 x 5'5 (3.58m x 1.65m)

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs to first floor with under stairs storage, recessed down lights, doors to lounge & kitchen.

Lounge/Diner 21'6 x 11'5 (6.55m x 3.48m)

Upvc double glazed windows to front & double doors through to kitchen/diner. Television point, two radiator, power points, recessed down lights.

Open Plan Kitchen/Family Room 18'8 x 8'10 (5.69m x 2.69m)

Upvc double glazed windows to both side & rear, Upvc double glazed single door to side & french doors to rear, eye & base level units with roll edge work tops, sink/drainage, electric oven with separate gas hob & hood, built in fridge/freezer, dishwasher, washing machine & microwave. Partly tiled walls, tiled flooring, two sky lights, radiator, recessed down lights.

First Floor Landing 6'4 x 4'2 (1.93m x 1.27m)

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 11'5 x 10'0 (3.48m x 3.05m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, recessed down lights.

Bedroom 2 10'2 x 9'11 (3.10m x 3.02m)

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Bedroom 3 8'7 x 6'10 (2.62m x 2.08m)

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

Bathroom 8'7 x 6'5 (2.62m x 1.96m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, tiled flooring, heated towel rail.

Rear Garden

An enclosed garden which is partly paved, with an area laid to lawn, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

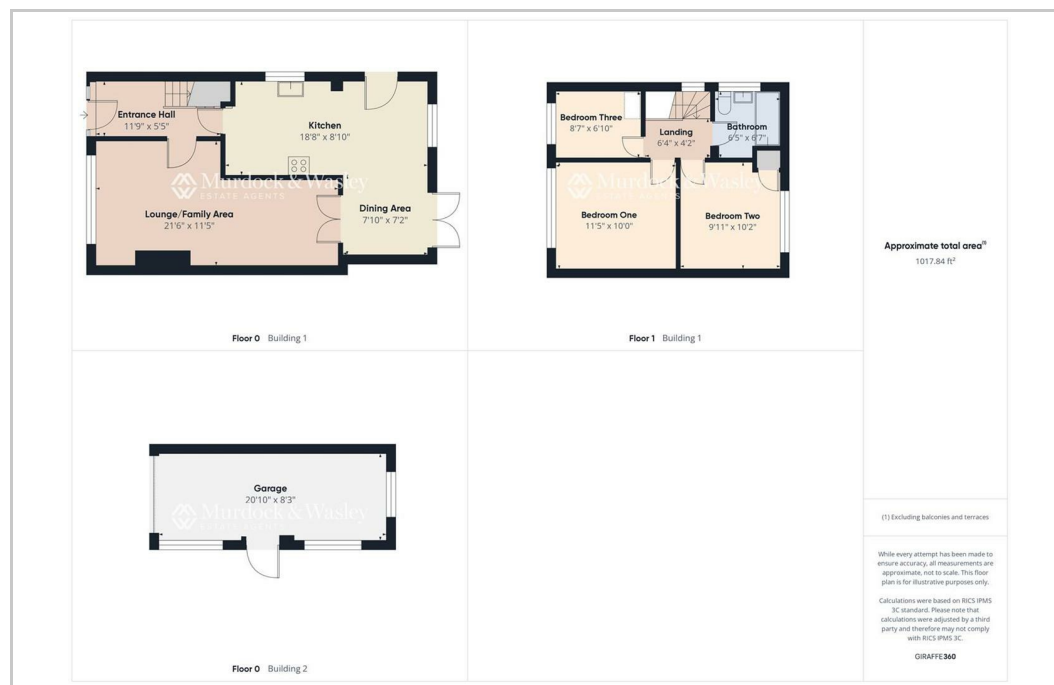
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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

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.

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