



**Windfall Way, Longlevens, Gloucester,  
GL2 0RP**

Freehold

**£405,000**



**47 Windfall Way, Longlevens,  
Gloucester, Gloucestershire, GL2 0RP**

**£405,000**

Freehold. Council Tax Band E



**4 Bedrooms**



**2 Bathrooms**



**2 Receptions**

#### Features

- \* Upvc double glazing
- \* Well presented throughout
- \* Sought after location
- \* Enclosed South Westerly Facing rear garden
- \* No onward chain
- \* En-suite to master
- \* Garage & off road parking
- \* Energy rating C & council tax band E

#### Michael Tuck Estate and Letting Agents

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#### The Property

\*\*\* Four Bedroom Detached Family Home In Longlevens With No Onward Chain \*\*\* This Spacious & Modern four bedroom detached property would make the ideal family home. It is situated on a modern development off the sought after Elmbridge Road In Longlevens which offers easy access to a range of local amenities! In brief the property comprises of: entrance hall, downstairs cloakroom, spacious lounge, dining room, modern fitted kitchen/breakfast room, utility room, first floor landing, three double bedrooms, one single bedroom/home office, family bathroom and en-suite to master. Further benefits include: upvc double glazing, modern gas central heating, enclosed rear garden, garage and off road parking for two cars! Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1,950pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise a viewing of this fantastic property, to arrange yours call us today on 01452 612020.

#### Entrance Hall

#### Cloakroom

**Lounge** 23' 7" x 11' 7" (7.18m x 3.53m)

**Kitchen/Breakfast Room** 13' 4" x 10' 9" (4.06m x 3.27m)

**Dining Room** 10' 10" x 9' 8" (3.30m x 2.94m)

**Utility room** 6' 6" x 5' 7" (1.98m x 1.70m)

#### First Floor Landing

**Bedroom 1** 10' 9" x 10' 1" (3.27m x 3.07m)

**En-suite** 10' 8" x 3' 4" (3.25m x 1.02m)

**Bedroom 2** 11' 6" x 10' 0" (3.50m x 3.05m)

**Bedroom 3** 11' 0" x 10' 6" (3.35m x 3.20m)

**Bedroom 4** 10' 8" x 7' 4" (3.25m x 2.23m)

**Family Bathroom** 7' 7" x 6' 2" (2.31m x 1.88m)











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