



34 Church Road

Longlevens, Gloucester, GL2 0AH

Offers over £325,000



Murdock & Wasley Estate Agents are delighted to bring to market this two-bedroom detached bungalow, ideally positioned along the highly sought-after Church Road in Longlevens.

The property comprises a spacious lounge, kitchen/diner, two bedrooms and a family bathroom, providing an excellent foundation for a purchaser to create a home to their own specification.

A particular highlight is the substantial rear garden, offering an abundance of outdoor space and presenting exciting potential for further development or extension, subject to the necessary planning permissions.

The property also benefits from an existing loft space, providing further potential for conversion and additional accommodation, again subject to the relevant consents. Combined with off-road parking and a garage, the property represents a particularly exciting opportunity for investors, developers or buyers looking for a project with significant potential.



Entrance Hall

Accessed via upvc double glazed door, radiator, power points, storage cupboard, doors leading to:

Living Room

Tv point, Power points, gas fireplace, radiators, serving hatch, upvc double glazed bay window.

Kitchen Diner

Range of base, drawer and wall mounted units, roll top worksurfaces, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, integrated oven with four ring gas hob over and extractor hood over, space for washing machine and fridge freezer, space for dining table and chairs, radiator, front and side aspect upvc double glazed windows, door leading to sunroom.

Sunroom

Power points, Upvc double glazed windows with rear garden aspect, upvc patio doors leading to garden.

Bedroom One

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

Bedroom Two

Power points, radiator, upvc double glazed window with rear aspect.

Bathroom

Suite comprising walk in bath with shower off the mains over, low level wc, pedestal hand wash basin with separate taps over, radiator, partly tiled walls, frosted upvc window with rear aspect.

Outside

Externally, the property boasts a particularly generous and well-established rear garden, predominantly laid to lawn with a central pathway leading towards the rear. The garden is complemented by an abundance of mature shrubs, trees and planted borders, creating an attractive and private outdoor setting with plenty of space for relaxing, entertaining or further landscaping.

To the rear of the plot, the property benefits from a substantial detached garage, accessed via a rear service road, with a generous driveway providing ample off-road parking.

The impressive size of the garden, combined with the garage and parking provision, further enhances the property's appeal and offers excellent potential for future improvement or extension, subject to the necessary planning permissions.

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Local Authority

Gloucester City Council
Council Tax 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	71
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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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