



## 34 Park Avenue

Longlevens, Gloucester, GL2 0EA

**£285,000**



We are delighted to bring to the open market this three-bedroom family home, offered for sale for the first time in over 60 years. A property filled with fond memories, it presents a fantastic opportunity for first-time buyers or young families looking to create a home of their own in the ever-popular area of Longlevens.

While the property would benefit from some general internal updating, it offers excellent potential and a solid layout, making it an ideal canvas to transform into a wonderful long-term family home.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, laminate flooring, stairs to first floor with under stairs storage space. Doors to both lounge/diner & kitchen.

### Lounge/Diner

Upvc double glazed windows to both front & rear, television point, radiator, power points, telephone point.

### Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, laminate flooring, partly tiled walls, extractor fan. Door to:

### Utility

Door to rear garden, window to rear, wall mounted combination boiler, power points, space for appliances, door leading to garage.

### First Floor Landing

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

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Upvc double glazed frosted windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

### Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed.

### Garage

Power & lighting.

### Tenure

Freehold.

### Services

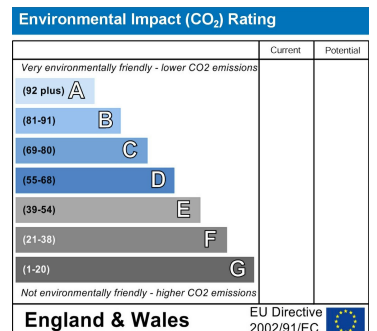
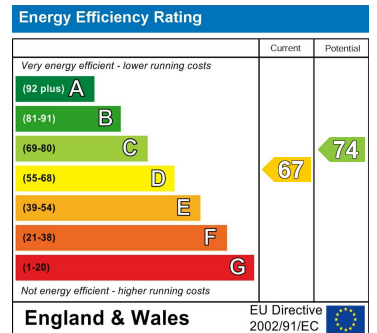
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council-Band C

### Awaiting Vendor Approval

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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