



2 Catherine Place

Longford, Gloucester, GL2 9FD

£245,000



Murdock & Wasley Estate Agents are delighted to present to the open market this superbly maintained two-bedroom detached coach house, positioned within a highly desirable location offering excellent access to local amenities and outstanding transport links to both Gloucester City Centre and the market town of Cheltenham.

This unique property further benefits from a generous rear garden, designated parking, and an additional garage room providing excellent storage or potential workspace.

An ideal purchase for first-time buyers, downsizers, or investors alike, this attractive home is sure to generate strong interest. Early viewing is highly recommended.



Entrance Hallway

Accessed via composite double glazed door. Power points, stairs to first floor. Door to:

Garage Room

Power points, understairs storage cupboard, upvc double glazed French doors leading to the garden.

Landing

Power points, radiator, built in storage cupboards, access to loft space. Doors lead off.

Lounge/ Diner

Tv point, telephone point, power points, radiators, space for dining table, front aspect upvc double glazed windows. Opening to:

Kitchen

Range of base, wall and drawer mounted units, roll edge worktops, sink unit with drainer and mixer tap over. Appliance points, power points, oven/ grill, four ring gas hob and extractor hood over. Integral dishwasher, space for washing machine, tall fridge/ freezer and breakfast table. Ideal gas fired combination boiler, radiator, partly tiled walls, double glazed rooflight.

Bedroom One

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe and storage cupboard, front aspect upvc double glazed window

Bathroom

Suite comprising panelled bath with shower off the mains, pedestal wash hand basin with a mixer tap over, low level wc. Radiator, vinyl flooring, extractor fan, double glazed rooflight

Outside

To the front of the property there is a tarmac driveway, providing convenient off-road parking for one vehicle with a patio path leading you to the front door.

At the rear, you'll find a beautifully maintained garden, predominantly laid to lawn. Two distinct patio seating areas offer ideal spots to relax or entertain.

Tenure & Charges

Freehold

Estate Management Charge: £130.00 per annum

Local Authority

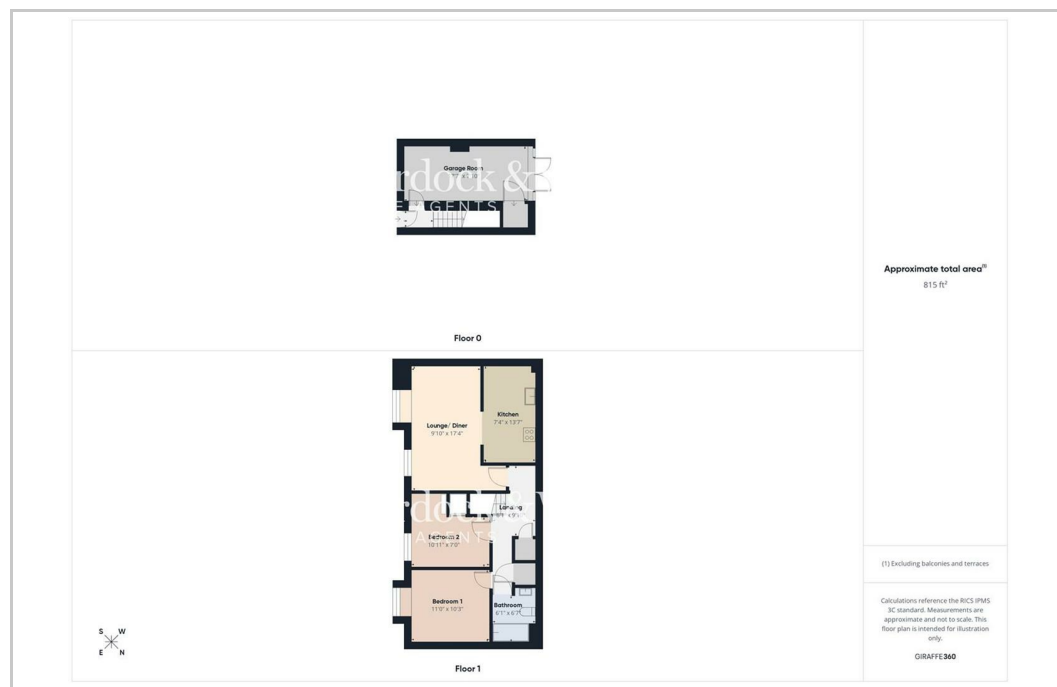
Tewkesbury Borough Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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	76	76
(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 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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