Murdock & Wasley
ESTATE AGENTS



19 Longstone Avenue

Longford, Gloucester, GL2 9FS

£340,000

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** NO ONWARD CHAIN **

Murdock & Wasley Estate Agents are delighted to bring to the market this four-bedroom semi-detached family home, ideally situated in a convenient location close to a wide range of local amenities, well-regarded schools, and excellent transport links.

The spacious and well-planned accommodation comprises a welcoming entrance hallway, a stylish kitchen/dining room, a generous lounge, and a convenient cloakroom. The first floor offers three well-proportioned bedrooms, served by a modern family bathroom, while the impressive master bedroom occupies the entire top floor and benefits from a contemporary en-suite shower room.

Externally, the property enjoys an enclosed rear garden, a detached garage, and off-road parking. Further enhancing its appeal is the remainder of the NHBC warranty, offering added peace of mind. Combining modern living with an excellent location, this fantastic home is perfectly suited to growing families and those seeking spacious, move-in-ready accommodation.







Entrance Hall
Accessed via upvc double glazed door, radiator, vinyl flooring, stairs to first floor landing. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin with mixer tap over, radiator, front aspect upvc double glazed window.

Kitchen/ Diner
Range of base, wall and drawer mounted units, quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, integral fridge/ freezer, dishwasher and washing machine, space for dining table. Tv point radiator, vinyl flooring, side aspect upvc double glazed window, front aspect upvc double glazed window.

Lounge
Tv point, power points, radiator, rear aspect upvc double glazed window and French doors leading to the garden.

First Floor Landing
Power points, stairs to second floor landing, access to loft space. Doors lead off.

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

Bedroom Three
Tv point, power points, radiator, front aspect upvc double glazed window.

Bedroom Four
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, pedestal wash hand basin, panelled bath with electric shower over. Vinyl flooring, partly tiled walls, radiator, front aspect upvc double glazed window.

Second Floor Landing
Power points. Door to:

Bedroom One
Tv point, power points, two radiators, built in wardrobes, velux roof light, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising low level wc, vanity wash hand basin with storage below, shower cubicle with waterfall shower head, radiator, partly tiled walls, velux window.

Outside
The property enjoys an attractive corner plot with a generous frontage, offering two off-road parking spaces and a detached garage to the side. The garage is accessed via an up-and-over door and benefits from power, lighting, and a personnel door providing direct access to the rear garden.

A wooden side gate offers convenient access to the enclosed rear garden.

The rear garden features a paved patio, perfect for al fresco dining and entertaining during the warmer months, leading onto a well-maintained lawn. The garden is enclosed by timber fence panels and complemented by mature trees and established shrub borders, creating an attractive and private outdoor space.

Tenure & Charges
Freehold

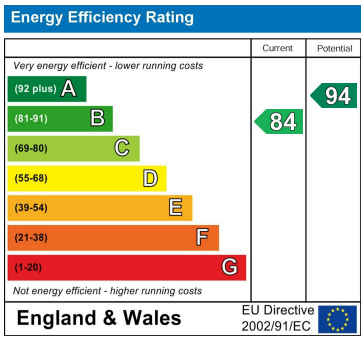
We are advised that there is an estate management charge of £100.00 per annum paid to First Port.

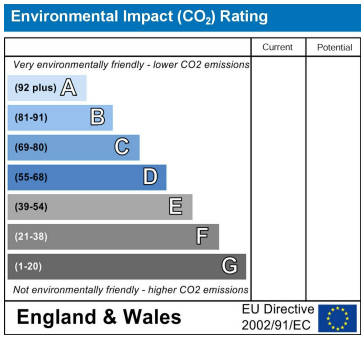
Local Authority
Tewkesbury Borough Council
Council Tax Band: D

Services
Mains water, gas, electricity & drainage.

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 firms 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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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