



144 Elmleaze

Longlevens, Gloucester, GL2 0LA

£300,000



Murdock & Wasley Estate Agents are delighted to present this well-presented three-bedroom home, perfectly suited for first-time buyers and located in the ever-popular Longlevens area.

The property offers two versatile reception rooms, a fitted kitchen and a generous south facing rear garden which is perfect for outdoor living and entertaining. Additional benefits include ample off road parking, as well as a downstairs cloakroom for added convenience.

Upstairs, the home features three bedrooms and a family bathroom, offering comfortable and practical living space throughout.

This is a fantastic opportunity in a sought after location. Early viewing is highly recommended



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to landing, door to under stairs storage, doors lead off:

Lounge

Television point, data point, power points, feature fireplace, wall mounted radiator, rear aspect upvc double glazed window.

Dining Room

Power points, wall mounted radiator, space for dining room table, rear aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for oven and grill with four ring gas hob over, under counter fridge, wall mounted radiator, laminate flooring, partly tiled walls, front aspect upvc double glazed window. Door leading off:

Utility

Power points, space for washing machine, tumble dryer, fridge freezer, side aspect upvc double glazed door leading to garden. Door leads off:

Wash Cloakroom

Suite comprising low level wc, side aspect single glazed window.

Landing

Access to loft to via hatch, front aspect upvc double glazed window, door to airing cupboard. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps over, panelled bath with taps over, wall mounted radiator, partly tiled walls, side aspect frosted upvc double glazed window.

Store

Power points, lighting, side aspect single glazed window.

Outside

To the front of the property a gravelled driveway provides off road parking for at least three vehicles. A wooden provides access to the rear.

To the rear of the property a flagstone patio leads down to a south facing garden mainly laid to lawn bordered by flowerbeds which in turn is enclosed by hedgerow and wooden fencing.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

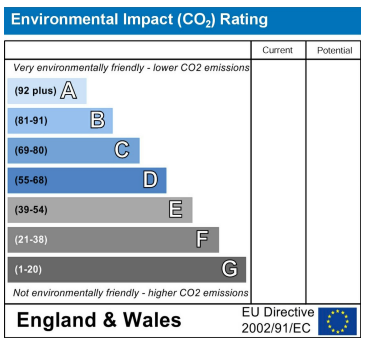
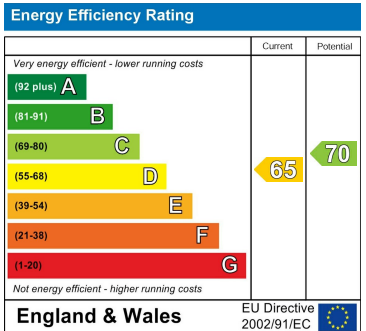
Gloucester City Council
Tax Band: B

Agents Note

Laing Easiform Construction.

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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