Murdock & Wasley
ESTATE AGENTS



44 Simon Road

Longlevens, Gloucester, GL2 0TP

£350,000

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Murdock & Wasley Estate Agents are delighted to introduce this spacious four double bedroom semi-detached family home to the market. Occupying a desirable position within a highly sought-after location, the property benefits from close proximity to a range of local amenities and highly regarded schools, including grammar schools.

Offered to the market with no onward chain, this property presents an excellent opportunity for growing families or those looking to put their own stamp on a home. Offering generous and versatile accommodation throughout, the property features two reception rooms, a kitchen and ground floor shower room, whilst upstairs comprises four well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, garage and driveway providing off-road parking.







Porch
Accessed via upvc double glazed doors. Door to:

Entrance Hallway
Telephone point, radiator, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen
Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, fridge/freezer and dishwasher. Partly tiled walls, radiator, side aspect upvc double glazed window and rear aspect upvc double glazed sliding doors leading to the garden.

Lounge
Tv point, power points, radiator, feature fireplace, back boiler, front aspect upvc double glazed window.

Dining Room
Power points, radiator, rear aspect upvc double glazed sliding door leading to the garden.

Landing
Power point, access to loft space, door to airing cupboard with hot water cylinder. Doors lead off:

Bedroom One
Power point, radiator, fitted wardrobes, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

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

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

Bathroom
Suite comprising panelled bath with separate taps over, low level wc, pedestal wash hand basin wth separate taps over, bidet. Partly tiled walls, radiator, two side aspect upvc frosted double glazed windows.

Outside
To the front of the property is a driveway providing off-road parking and access to the garage, complemented by lawned areas, mature trees and established hedging.

A pathway to the side leads to the front entrance, whilst an iron gate provides access to the rear garden.

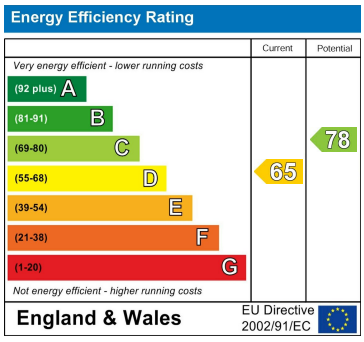
To the rear is an enclosed garden featuring a raised patio area, ideal for outdoor seating and entertaining, alongside a level lawn bordered by mature shrubs and established hedging.

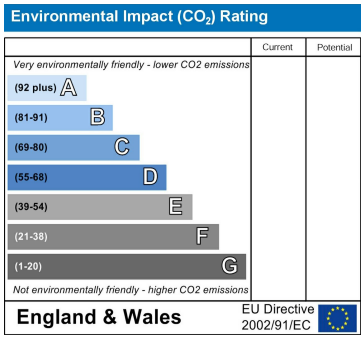
Tenure
Freehold.

Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: C







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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