



62 Lavington Drive

Longlevens, Gloucester, GL2 0HS

Offers in excess of £395,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this much-loved and exceptionally well-presented semi-detached family home, located in the ever-popular area of Longlevens. The property has been thoughtfully extended to create fantastic open-plan living space, making it perfectly suited for modern family life. With excellent local amenities, outstanding schools within walking distance, and transport links to both Gloucester and Cheltenham nearby, this home is in a truly sought-after position.



Entrance Hallway

Approached via a Upvc double-glazed front door, the entrance hall features a radiator, power points, and stairs leading to the first floor. A door provides access through to the lounge.

Lounge

The lounge features Upvc double-glazed windows to the front, a radiator, power points, and a television point. Double doors lead seamlessly through to the next reception space.

Open Plan Kitchen/Diner/Family Area

A bright and spacious kitchen/dining area with UPVC double-glazed windows and French doors opening to the rear garden, complemented by two skylights that flood the room with natural light. The kitchen is fitted with a range of eye- and base-level units with roll-edge worktops, a sink with drainer, cooker point, built-in dishwasher, and space for further appliances.

Additional features include recessed downlights, two radiators, power points, and partly tiled walls. A useful under-stairs storage cupboard and a door leading to the inner hall complete this well-designed and practical space.

Inner Hallway

Doors leading to both garage & cloakroom/utility.

Cloakroom & Utility

Fitted with a sink and drainer, base-level units with roll-edge worktops, and a low-level WC. There is plumbing and space for a washing machine, along with partly tiled walls, making this a practical and versatile area of the home.

First Floor Landing

Access to loft via hatch, doors to all other rooms.

Bedroom 1

A well-proportioned bedroom featuring Upvc double-glazed windows to the front, a radiator, power points, and a built-in wardrobe, providing both comfort and practical storage.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, recessed down lights, extractor fan.

Bedroom 3

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

Bedroom 4

Upvc double glazed windows to front, radiator, power points, built in storage cupboard.

Bathroom

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

Rear Garden

An enclosed and private outdoor space featuring a combination of paved areas, artificial lawn, and a section of natural lawn, perfect for relaxation or entertaining. Additional features include a cold water tap and a large outbuilding with power, offering versatile storage or potential workspace.

Garage

Accessed via double doors, this versatile outbuilding benefits from power and lighting, as well as a wall-mounted boiler, providing practical space for storage, a workshop, or additional utility use.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council-Band C

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	77	81
(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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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