



## 151 Longford Lane

Longlevens, Gloucester, GL2 9HD

**Offers in excess of £525,000**



We are proud to present to the market this impressively spacious and beautifully finished four bedroom semi-detached home, located in the heart of the ever-popular Longlevens area.

Presented in show home condition, this property offers generous and versatile living space, perfect for modern family life. Situated just a short walk from outstanding schools and a wide range of local amenities, it's easy to see why we expect high levels of interest.



**Entrance Hallway 15'0 x 5'9 (4.57m x 1.75m)**

Approached via Upvc double glazed front door, stairs leading to first floor, power points, under floor heating, doors to lounge, cloakroom & open plan kitchen/diner/family room.

**Cloakroom 4'6 x 2'4 (1.37m x 0.71m)**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, towel rail, partly tiled walls.

**Lounge 14'10 x 11'8 (4.52m x 3.56m)**

Upvc double glazed windows to front, television point, power points, laminate flooring.

**Open Plan Kitchen/Diner/Family Room 29'11 x 17'1 (9.12m x 5.21m)**

Upvc double glazed bi fold doors to rear, two Upvc double glazed windows to side, eye & base level units with Quartz work tops, built in dishwasher, cooker point, space for further appliances, tiled floor, with under floor heating, power points, recessed down lights, television point, door to:

**Utility Room 9'1 x 3'7 (2.77m x 1.09m)**

Upvc double glazed door to side, base level units, cupboard housing boiler, tiled flooring, plumbing for washing machine & tumble dryer. tiled flooring.

**First Floor Landing**

Upvc frosted double glazed window to side, central heating thermostat, stairs leading to second floor, doors to bedrooms 1, 2, 3 & bathroom.

**Bedroom 1 12'4 x 8'9 (3.76m x 2.67m)**

Upvc double glazed windows to rear, recessed down lights, radiator, power points, doors to en- suite & opening to dressing room.

**En-Suite 8'2 x 3'7 (2.49m x 1.09m)**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

**Bedroom 2 15'4 x 10'0 (4.67m x 3.05m)**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 3 11'9 x 10'2 (3.58m x 3.10m)**

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

**Bathroom 6'3 x 6'1 (1.91m x 1.85m)**

Upvc frosted double glazed window to front, freestanding bath, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring, shaver point.

**Second Floor Landing**

Upvc double glazed windows to side, door to:

**Bedroom 4 17'3 x 12'3 (5.26m x 3.73m)**

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

**Rear Garden**

A fantastic size South Westerly facing garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, door to garage & outdoor purpose built bar/entertaining area.

**Bar/Entertainment Room**

Accessed via Upvc double glazed door, laminate flooring, power & lighting.

**Garage**

Electric over door, with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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