



## 9 Grasmere Road

Longlevens, Gloucester, GL2 0NQ

**Offers in excess of £315,000**



Murdock & Wasley Estate Agents are delighted to present this fantastic two bedroom semi-detached home, ideally positioned in a highly sought-after location close to a range of local amenities and top-performing schools.

Offered to the market with no onward chain, this property represents an excellent opportunity for first-time buyers or those wishing to downsize. The accommodation includes two generous reception rooms, a well-appointed kitchen, utility, two double bedrooms and a family bathroom.

Further enhancing its appeal is a superb, approximately 100ft enclosed rear garden, along with a driveway providing convenient off-road parking.





### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, tiled flooring, stairs to first floor landing. Door to:

### Lounge

Power points, radiator, feature fireplace, alcove storage, fitted cupboard, laminate flooring, coving, front aspect upvc double glazed bay window. Opening to:

### Dining Room

Power points, traditional column radiator, space for dining table and chairs, door to storage cupboard housing boiler, laminate flooring, coving, rear aspect upvc double glazed door leading to the garden.

### Utility

Power points, space for appliances.

### Kitchen

Range of base, drawer and wall mounted units, laminate worktops, single sink unit with mixer tap over. Appliance points, power points, integral cooker, five ring gas hob with extractor hood over, space for dishwasher and fridge/freezer. Partly tiled walls, wall mounted radiator, coving, rear aspect upvc double glazed window, side aspect upvc double glazed door leading to the garden.

### Landing

Side aspect upvc frosted double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

### Bedroom Two

Power points, laminate flooring, access to loft space, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, laminate flooring, rear aspect upvc frosted double glazed window.

### Outside

At the front of the property there is a driveway providing off road parking for two vehicles which leads to the front door. There is also convenient access to the rear garden via a wooden gate.

To the rear is an impressive garden measuring approximately 100ft, featuring a generous paved patio that provides the perfect space for outdoor dining and entertaining. A raised decked area offers additional seating, while the flat lawn with raised flower beds leads to a versatile outbuilding at the far end, ideal for use as a home office or playroom. Additionally, there is an outdoor tap.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council.

Council Tax 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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 60      | 78        |
| 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) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| 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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