



32 Longstone Avenue

Longford, Gloucester, GL2 9FS

Offers over £270,000



Murdock and Wasley are proud to present this well-presented three-bedroom terraced home offering spacious and practical living, ideal for families and first-time buyers alike. The accommodation offers generous living space throughout & perfectly suited for first time buyers in our opinion.



Hallway

Approached via Upvc double glazed front door, radiator, stairs to first floor, door through to:

Lounge

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

Kitchen Diner

Floor, wall & base level units with roll edge work surfaces, sink unit drainer and mixer tap over, electric oven with gas hob & hood, space for fridge/freezer & plumbing for washing machine, radiator, partly tiled walls, cupboard housing boiler. Upvc double glazed french doors & windows to rear,

WC

Low level wc & pedestal wash hand basin, radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, extractor fan, partly tiled walls.

Outside

To the front of the property there is two off road parking spaces, at the rear you will find an enclosed area which is a great size, partly paved, mainly laid to lawn, perfect for a family or for outdoor entertaining.

Services

Mains water, drainage, gas and electricity.

Tenure And Charges

Freehold.

There is a service charge of circa £108 a year

Local Authority

Tewkesbury Borough Council

Council Taz 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			96
(81-91) B		84	
(69-80) C			
(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	

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

