



## 40 Crescentdale

Longford, Gloucester, GL2 9EP

**Offers in excess of £230,000**



We are delighted to bring to the market this stylish, fully renovated two-bedroom home, ideally positioned at the end of a popular no-through road in Longford.

Beautifully presented throughout, this impressive property has been finished to a high standard, offering a true “move straight in” opportunity. Benefiting from a modern interior and well-considered design, it is perfect for first-time buyers, downsizers, or investors alike.

Offered for sale with no onward chain, this superb home provides a rare chance to secure a turnkey property in a sought-after location.



### Entrance Hallway

Approached via Upvc double glazed front door, new flooring, radiator & door to lounge/diner, opening to kitchen.

### Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge/freezer, space for further appliances, power points, new flooring.

### Lounge/Diner

Upvc double glazed window & door to rear, television point, two radiators, new flooring, power points, recessed down lights, stairs leading to first floor, door to conservatory.

### Conservatory

Upvc double glazed doors to rear, Upvc double glazed windows throughout, tiled flooring.

### First Floor Landing

Access to loft via hatch, doors to both bedrooms & shower room.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, recessed down lights.

### Bedroom 2

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

### Shower Room

Upvc frosted double glazed window to rear, shower cubicle with power shower, low level wc & vanity wash hand basin, heated towel rail, partly tiled walls.

### Rear Garden

An enclosed area which is private, gated side access.

### Tenure

Freehold.

### Services

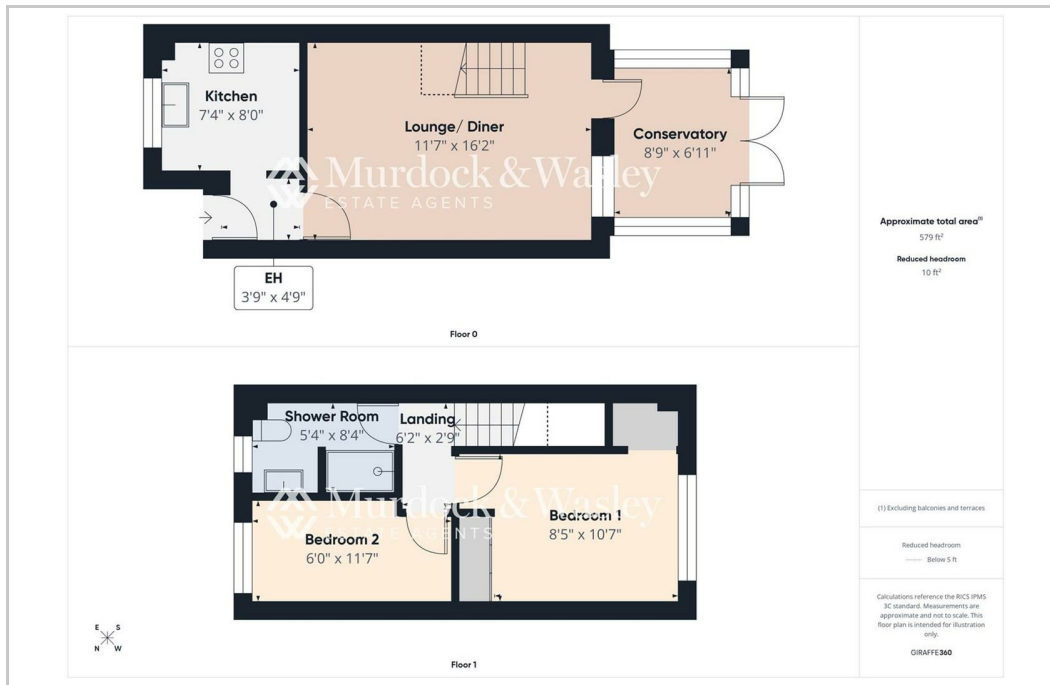
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band B

### 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		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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