



## 28 Grasmere Road

Longlevens, Gloucester, GL2 0NQ

**£400,000**



We are delighted to welcome to the open market this beautifully appointed bay-fronted 1930's family home, situated on a highly sought-after, tree-lined road in Longlevens.

The property has been thoughtfully enhanced with a single-storey extension, creating additional living space and a superb layout ideal for modern family life.

Externally, the home continues to impress with a private and beautifully arranged rear garden, perfectly designed for entertaining and outdoor enjoyment.

A fantastic opportunity to acquire a character home with space and style in abundance — early viewing is highly recommended.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage cupboard, doors to cloakroom, lounge, dining room & kitchen.

### Cloakroom

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

### Lounge

Upvc double glazed bi fold doors to rear, television point, two radiators, power points, log burner.

### Dining Room

Upvc double glazed bay window to front, radiator, power points.

### Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, cooker point, sink/drain, built in fridge/freezer & dishwasher, tiled flooring, power points, under counter lighting.

### First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

### Bedroom 1

Upvc double glazed window bay window to front, radiator, power points, built in wardrobes.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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

### Rear Garden

Externally, the property boasts a well-maintained and far-reaching private rear garden, complete with a patio area, summer house, and storage shed, offering the perfect space for relaxing or entertaining.

### 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                                   | 70      | 77                      |
| (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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