Murdock & Wasley
ESTATE AGENTS



3 Orchard Road

Longlevens, Gloucester, GL2 0HX

Offers over £330,000

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Murdock & Wasley Estate Agents are delighted to bring to the open market this well-presented three-bedroom semi-detached home, ideally positioned in a popular residential area close to highly regarded schools and excellent transport links.

Offered for sale with no onward chain, the property provides spacious and versatile accommodation comprising a kitchen/breakfast room, a generous lounge/diner, conservatory and a convenient downstairs shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a driveway, garage and an enclosed rear garden, making it an ideal purchase for families and buyers alike.







Entrance Hall
Accessed via composite door. Power points, radiator, stairs to first floor landing, wall lights, side aspect circular glazed window. Doors lead off:

Kitchen/ Breakfast Room
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, cooker, space for fridge/ freezer, washing machine, dishwasher and breakfast table. Glow worm gas fired boiler, partly tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Lounge/ Diner
Tv point, telephone point, power points, two radiators, space for dining table, bespoke alcoves, front aspect upvc double glazed bay window. Rear aspect French doors open to the:

Conservatory
Of brick base, upvc construction with a polycarbonate roof. Power points, radiator, tiled flooring, wall lights, rear aspect French doors leading to the garden.

Hallway
Doors lead off:

Shower Room
Suite comprising walk-in shower with electric shower, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, radiator.

Laundry Room
Base mounted units, heated towel rail, rear aspect glazed window.

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

Bedroom One
Power points, radiator, built in wardrobes, picture rail, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, loft access, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls, storage cupboard with slatted shelving, front aspect upvc double glazed window.

Outside
To the front of the property is a private driveway providing off road parking for two/ three vehicles. This in turn leads to the garage accessed via remote control roller door with power and lighting.

To the rear of the property is a well-kept, private garden with a neat central lawn bordered by flower beds and a paved path. Mature hedging and a tall tree provide greenery and privacy, while shaped shrubs, seasonal flowers, and a small bird bath add charm. A brick wall, wooden fencing, and a conservatory complete the tidy, traditional outdoor space.

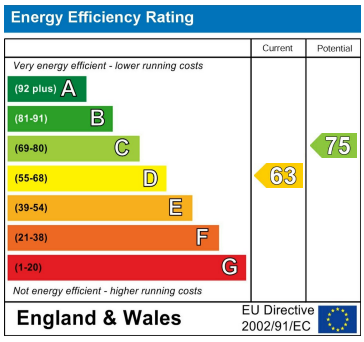
Tenure
Freehold

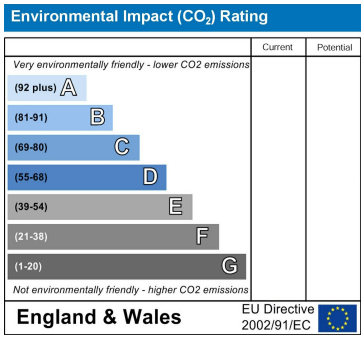
Local Authority
Gloucester City Council
Council Tax Band: C

Services
Mains water, gas, electricity and drainage.

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.







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 firms 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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