Murdock & Wasley
ESTATE AGENTS



91 Little Normans

Longlevens, Gloucester, GL2 0EH

Offers in excess of £315,000

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Murdock & Wasley Estate Agents are pleased to present this three bedroom semi-detached house to the market. Situated in a sought-after location, the property is ideally positioned close to a range of local amenities and highly regarded primary and secondary schools, making it an excellent choice for growing families.

The property offers an open plan kitchen/diner, complemented by a separate lounge and downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from off-road parking for two vehicles and a fully enclosed rear garden.







Entrance Hall
Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, coving. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, coving, front aspect upvc frosted double glazed window.

Lounge
Power points, radiator, door to storage cupboard, coving, front aspect upvc double glazed window. Door to:

Kitchen/Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, fridge/freezer, space for washing machine and dishwasher. Radiator, laminate flooring, inset ceiling spotlights, coving, rear aspect upvc double glazed window and door leading to the garden.

Landing
Radiator, coving, access to loft space.

Bedroom One
Power points, radiator, fitted wardrobe, coving, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in shower cubicle, low level wc, pedestal wash hand basin with separate taps over. Radiator, tiled splashback, shaver point, coving, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, coving, rear aspect upvc double glazed window.

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

Bathroom
Suite comprising of panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, coving, front aspect upvc frosted double glazed window.

Outside
To the front of the property, a tarmacadam driveway provides off-road parking for two vehicles, with a paved pathway alongside leading to the front door. A wooden gate provides access to the rear garden.

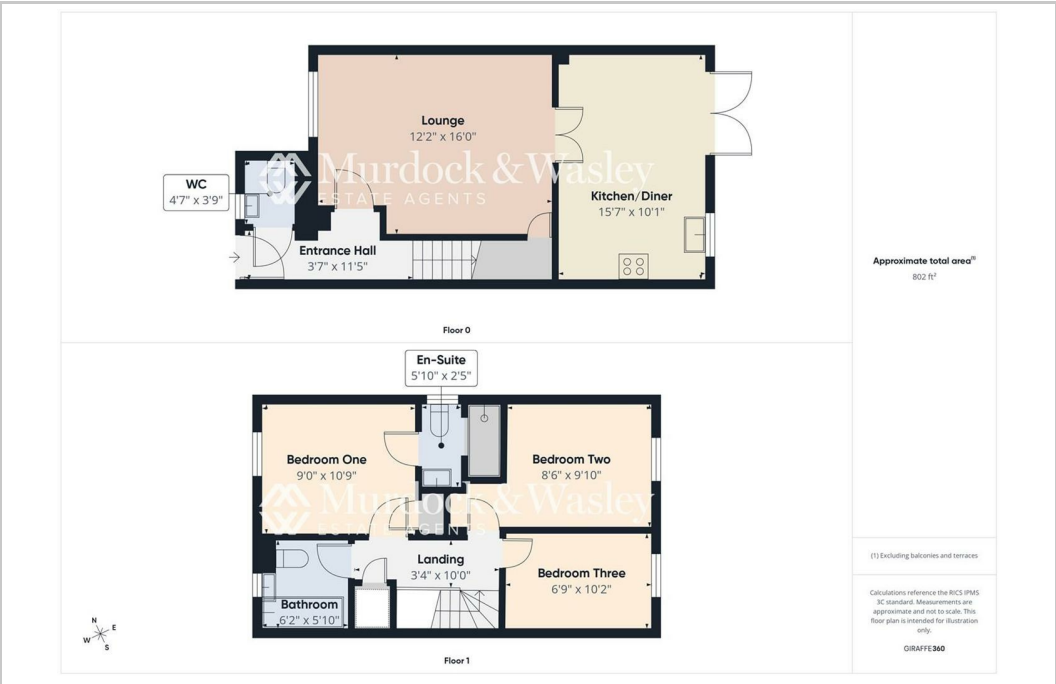
At the rear lies a fully enclosed garden, featuring a level lawn bordered by a variety of mature shrubs and established planting. A paved patio area provides space for outdoor furniture, with a further patio area positioned at the end of the garden. An outside tap is also provided for added convenience.

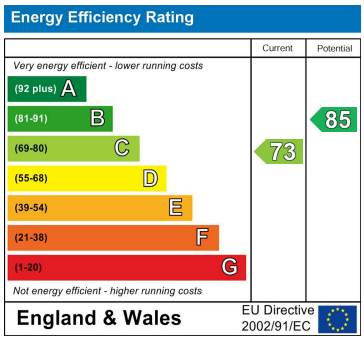
Tenure
Freehold.

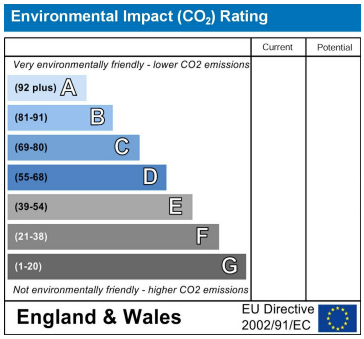
Services
Mains water, gas, electricity & drainage.

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.







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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