



15 Longstone Avenue

Longford, Gloucester, GL2 9FS

£250,000



Murdock & Wasley Estate Agents are pleased to introduce to the open market this fantastic two bedroom semi-detached house. Situated in a popular and convenient location, the property is close to a range of local amenities, well-regarded schools and excellent transport links.

Beautifully presented throughout, it offers spacious and well-proportioned accommodation, making it an ideal choice for first time buyers or those looking to downsize. The ground floor comprises a kitchen/diner with integrated appliances, separate lounge and convenient cloakroom, while upstairs are two double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, along with a driveway providing off-road parking for two vehicles.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, power points, radiator, understairs storage cupboard, front aspect upvc double glazed window. Door to:

Hallway

Door to pantry and cloakroom.

Cloakroom

Low level wc, pedestal wash hand basin with separate taps over, radiator, tiled splashback, towel rail, laminate flooring, side aspect upvc frosted double glazed window.

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 electric hob with extractor hood over, fridge/freezer, dishwasher and washing machine, space for dining table and chairs. Radiator, cupboard housing to boiler, laminate flooring, rear aspect upvc double glazed window and door leading to the garden.

Landing

Access to loft space, door to built-in storage cupboard, radiator. Doors lead off:

Bedroom One

Tv point, power points, radiator, decorative wall panelling, door to fitted wardrobe, two front aspect upvc double glazed windows.

Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains and

separate taps over, low level wc, vanity wash hand basin with separate taps over and storage below. Partly tiled walls, heated towel rail, laminate flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is a tarmac driveway providing off-road parking for two vehicles which leads to the front door, covered by a canopy porch.

At the side is a convenient wooden gate for access to the rear garden.

The rear garden features a level lawn, bordered by raised Cotswold stone flower beds and a gravelled area with space for a wooden shed, providing useful additional storage. A paved patio area offers space for outdoor furniture, while an outside tap is also provided for added convenience. The garden is fully enclosed, creating a private and practical outdoor space.

Tenure & Charges

Freehold.

We are advised there is an estate management fee of £100.00 per annum.

Services

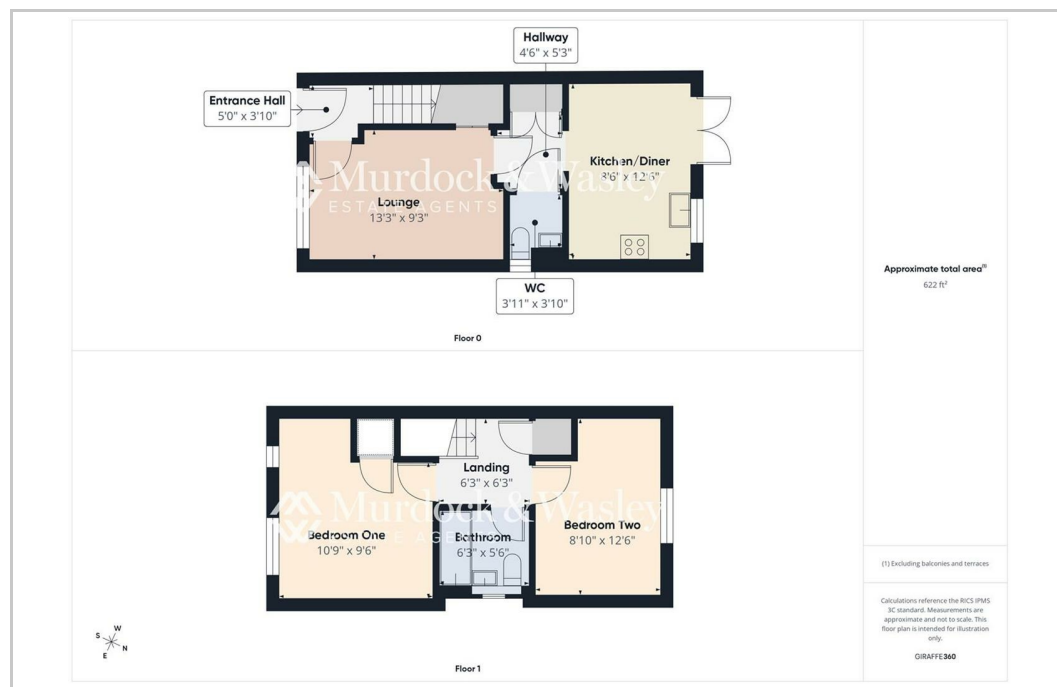
Mains water, electricity & drainage.

Local Authority

Tewkesbury Borough Council.
Council Tax 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		96
(81-91) B	81	
(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

