



18 Flower Way

Longlevens, Gloucester, GL2 9JD

£310,000



Murdock & Wasley Estate Agents are pleased to present this well-presented two bedroom semi-detached bungalow to the market. Situated in a highly sought-after location, the property is conveniently placed for a range of local amenities, public transport links, including nearby bus stops, and well-regarded schools.

Offered to the market with no onward chain, this property presents an excellent opportunity for those looking to downsize. The accommodation comprises a newly fitted kitchen with an adjoining dining area, along with two well-proportioned bedrooms, a spacious lounge and a newly fitted bathroom.

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



Entrance Hall

Accessed via upvc double glazed door, radiator, laminate flooring, access to loft space. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, four ring gas hob with extractor hood over, integral dishwasher, space for washing machine, tiled flooring, rear aspect upvc double glazed window. Opening to:

Dining Room

Power points, vertical radiator, space for dining table and chairs and fridge/freezer, laminate flooring, side aspect upvc double glazed window and door leading to the garden.

Lounge

Power points, vertical radiator, electric fireplace, laminate flooring, front aspect upvc double glazed window.

Bedroom One

Power points, radiator, fitted wardrobes, laminate flooring, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Bathroom

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Vailant boiler,

heated towel rail, laminate flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property, a block-paved driveway provides generous off-road parking.

To the side, there is further space for additional parking, with access to the front door and a wooden gate leading through to the rear garden.

The rear garden features a spacious, level lawn, enclosed by wooden panel fencing for added privacy. A paved pathway leads through the garden, with space towards the rear for wooden sheds.

Tenure

Freehold.

Local Authority

Gloucester City Council.

Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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		83
(81-91) B		
(69-80) C		64
(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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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