



37 Longhorn Avenue , Gloucester, GL1 2AR

Offers in excess of £275,000



Murdock & Wasley Estate Agents are thrilled to present this stunning three bedroom townhouse, perfectly located for easy access to local amenities, Gloucester city centre, and Gloucester Royal Hospital.

Set over three spacious and well-planned floors, this impressive home offers a stylish open plan kitchen/diner ideal for entertaining, a bright and inviting lounge, and three generously proportioned bedrooms. The luxurious master suite comes complete with its own private en-suite shower room, providing the perfect retreat.

Outside, the property benefits from a garage and allocated parking, ensuring convenience and security. Beautifully presented throughout and ready to move straight into, this home is the perfect choice for families, professionals, or anyone seeking space, style, and a superb location.



Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing, wall mounted radiator. Doors lead off:

Study

Power points, wall mounted radiator, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, roll edge 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, space for fridge/freezer washing machine, dishwasher and dining table. Wall mounted radiator, laminate flooring, door to under stairs storage, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap and wall mounted vanity unit over over, partly tiled walls, wall mounted radiator.

First Floor Landing

Power points, under stairs storage, stairs to second floor landing. Doors lead off:

Lounge

Television point, power points, wall mounted radiator, coving, rear aspect upvc double glazed window, rear aspect upvc double glazed french door leading to juliet balcony.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed windows.

Second Floor Landing

Power points, wall mounted radiator, access to loft via hatch, door to airing cupboard. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear aspect upvc double glazed windows. Doors lead off:

En Suite

Suite comprising low level wc, step in cubicle with shower over, pedestal wash hand basin with mixer tap and wall mounted vanity unit, partly tiled walls, wall mounted radiator, insect ceiling spotlights.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps and wall mounted vanity unit over, panelled bath with mixer taps over, partly tiled walls, wall mounted radiator, tiled flooring, rear aspect frosted upvc double glazed window.

Outside

To the front of the property a small garden laid to decorative stone is part enclosed by wrought iron railings.

To the rear of the property decked area leads down to a garden laid to artificial grass enclosed by wooden fencing and brick walling. A wooden gate provides rear access to the garage and allocated parking.

Garage

Accessed via up'n'over door.

Tenure & Charges

Freehold

Estate Management Charge: Circa £400

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Tax 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		
(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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