



23 Little Normans

Longlevens, Gloucester, GL2 0EH

£300,000



Murdock & Wasley Estate Agents are delighted to present this spacious three double bedroom semi-detached home, ideally situated in the highly sought-after suburb of Longlevens.

The accommodation comprises a welcoming entrance hallway, a generous lounge/dining room, an additional reception room, a downstairs cloakroom, and a versatile study/home office. Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, off-road parking, and an integral garage.

Offering generous living space and fantastic potential to personalise, this is an excellent opportunity for first-time buyers and growing families alike, all within easy reach of local amenities, well-regarded schools, and excellent transport links.



Entrance Hall

Accessed via upvc double glazed door, side aspect upvc double glazed window. Door leads off:

Lounge / Dining Area

Access via glazed door, television point, power points, wall mounted radiator, fireplace with surround, space for dining table, rear aspect upvc double glazed sliding door leading to garden. Door leads off.

Internal Hall

Stair to landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with taps over, wooden flooring, side aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Cooker with extractor hood over, space for washing amchine and fridge/ freezer. wall mounted radiator, partly panelled walls, tiled flooring rear aspect upvc double glazed window and rear aspect upvc double glaze door leading to the garden.

Landing

Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising low level wc, pedastal wash hand basin with mixer tap over, panelled bath with taps over, step in cubicle with shower over, tiled wall, tiled flooring, rear aspect frosted upvc double window.

Garage

Access via up'n'over door with power points and lighting, wall mounted boiler, personel door provides access into the property.

Outside

To the front of the property a garden laid to grass sides a drive laid to concrete providing parking directly in front of the garage.

To the side of the property a wooden gate leads to a path the provides access to the rear garden.

To the rear of the property a concrete patio leads down to a garden laid to lawn whilst bordered by mature shrubs and trees and enclosed by wooden fencing.

Services

Mains water, electricity, gas & drainage.

Tenure

Freehold

Local Authority

Gloucester City 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			
(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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