



40 Beaumont Road

Longlevens, Gloucester, GL2 0EP

Offers in excess of £375,000



We are delighted to welcome to the open market this beautifully appointed and spacious family home, tucked away on a quiet no-through road in the ever-popular area of Longlevens.

Offering generous living accommodation throughout, this property is perfectly suited for growing families seeking both space and a peaceful setting.

If you're looking for a home that provides space in abundance, then look no further — early viewing is highly recommended.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space, doors to kitchen, lounge, dining room & cloakroom.

Cloakroom

Triple glazed window to side, low level wc & pedestal wash hand basin, heated towel rail, storage cupboard.

Kitchen

Triple glazed windows to side & rear, triple glazed door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, built in fridge/freezer, dishwasher, space for further appliances, tiled flooring.

Lounge

Triple glazed windows to front, television point, radiator, power points.

Dining Room

Triple glazed sliding doors to rear, radiator, power points.

Conservatory

Triple glazed french doors to side, triple glazed windows throughout, tiled flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2

Triple glazed windows to rear, radiator, power points.

Bedroom 3

Triple glazed windows to rear, radiator, power points.

Bedroom 4

Triple glazed windows to front, radiator, power points.

Bathroom

Two triple glazed windows to side, walk in shower, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, gated side access.

Garage

Up & over door with power & lighting. Wall mounted boiler.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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.

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