Murdock & Wasley
ESTATE AGENTS



49 Alders Green

Longlevens, Gloucester, GL2 9HJ

Offers over £210,000

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Murdock & Wasley Estate Agents are delighted to present this well-kept two bedroom terraced property, ideally situated in the popular Longlevens area and offered with no onward chain. Conveniently located close to local amenities, schools and transport links to Gloucester and Cheltenham, the property is well suited to first-time buyers, investors or those looking to downsize.

The accommodation comprises a spacious lounge leading through to a kitchen/diner with useful understairs storage. Upstairs are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes, along with a family bathroom.

Externally, there is an enclosed rear garden and off-road parking for two vehicles.







Entrance Hall
Accessed via upvc double glazed door, radiator, stairs to first floor landing. Door to:

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

Kitchen
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, eyelevel double oven/grill, four ring electric hob with extractor hood over, space for washing machine, fridge/freezer. Ideal Boiler, understairs storage cupboard, tiled flooring, rear aspect upvc double glazed window and door leading to the garden.

Landing
Power point, radiator, access to loft space. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, vinyl flooring, rear aspect upvc double glazed window.

Outside
To the front of the property there is a flat laid lawn with a paved pathway leading toward the front door.

The property benefits from two off-road parking spaces.

To the rear is a fully enclosed, low-maintenance garden, predominantly laid with decorative stone and complemented by a paved patio area providing space for outdoor seating and furniture.

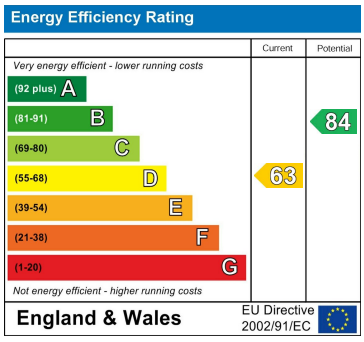
Tenure
Freehold.

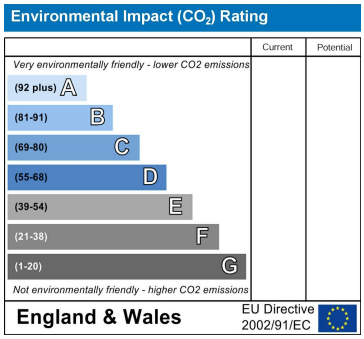
Services
Mains water, gas, drainage and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: B

Awaiting Local Authority
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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 firms 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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