



14 Whitebeam Close

Longlevens, Gloucester, GL2 0UG

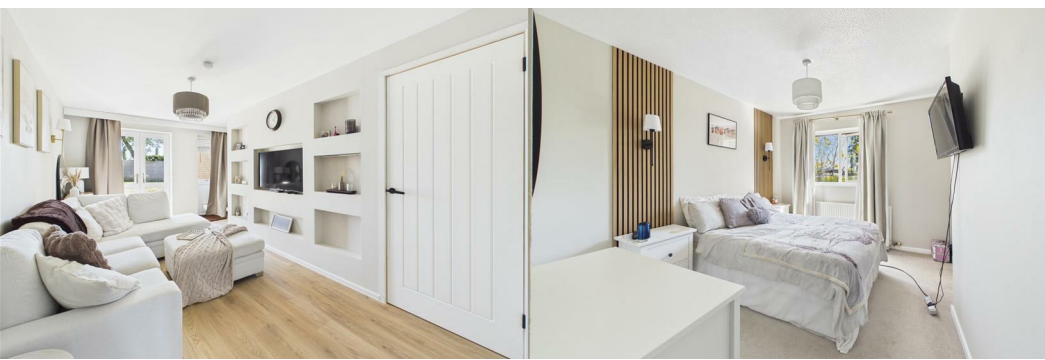
£259,950



We are delighted to welcome to the open market this well-presented two bedroom home, ideally located within a highly popular area of Longlevens.

The internal accommodation comprises: entrance hallway, kitchen, and a spacious lounge/diner. Upstairs, the property offers two bedrooms and a family bathroom.

Externally, the home truly stands out with a fantastic-sized private rear garden, along with the added benefit of a garage and off-road parking conveniently positioned to the side.



Entrance

Approached via Upvc double glazed front door, radiator, laminate flooring, archway to kitchen & door to lounge/diner.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, partly tiled walls, wall mounted combination boiler.

Lounge/Diner

Upvc double glazed window & french doors to rear, television point, radiator, power points, laminate flooring, under stairs storage cupboard, stairs leading to first floor.

First Floor Landing

Radiator, access to loft via hatch, doors to both bedrooms & bathroom.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, radiator, partly tiled walls, laminate flooring.

Rear Garden

A fantastic size garden which is private. Partly laid to paving, mainly laid to lawn, door too:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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		87
(81-91) B		
(69-80) C	69	
(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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW