Murdock & Wasley
ESTATE AGENTS



70 Wellsprings Road

, Gloucester, GL2 0NJ

Offers in excess of £375,000

3 | 1 | 2 | D

We are delighted to welcome to the market this much-loved detached family home, offering a fantastic opportunity for growing families looking to settle in the ever-popular area of Longlevens.
The property benefits from generous proportions throughout, along with a large rear garden, garage, and the added advantage of no onward chain. While some updating is required in places, the home offers a solid and spacious layout, providing excellent potential to create a wonderful long-term family residence.







Entrance Hallway
Approached via Upvc double glazed front door, obscure frosted window to side, stairs leading to first floor with under stairs storage space, radiator, doors to lounge, dining room & kitchen.

Lounge
Upvc double glazed bay window to front, television point, power points, gas feature fire place, opening too:

Dining Room
Sliding doors leading to conservatory, radiator, power points.

Conservatory
Upvc double glazed sliding doors to rear, glass roof, Upvc double glazed windows throughout, power points, under floor heating.

Kitchen
Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drainer, electric oven with separate gas hob & hood, space for appliances, radiator, tiled flooring, power points, pantry.

Rear Lobby
Door leading to garden, Upvc double glazed window to rear, door to:

Cloakroom
Upvc double glazed frosted double glazed window to rear, low level wc.

First Floor Landing
Double glazed frosted window to side, access to loft via hatch, doors to all rooms.

Bedroom 1
Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3
Upvc double glazed windows to front, radiator, power points.

Bathroom
Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring, heated towel rail.

Rear Garden
A fantastic size garden which is partly paved, mainly laid to lawn, gated side access.

Garage
Up & over door.

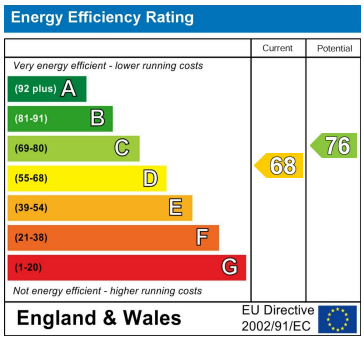
Tenure
Freehold.

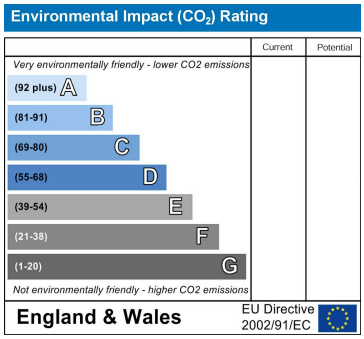
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

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.







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.

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

rightmove The Property Ombudsman