



131 Paygrove Lane

Longlevens, Gloucester, GL2 0BH

£275,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three bedroom semi-detached house situated in a popular and convenient location, close to local amenities and top achieving schools.

Offered to the market with no onward chain, this property presents an excellent opportunity for modernisation and improvement. Occupying a generous corner plot, it offers fantastic potential for future extension (subject to the necessary planning consents). Further benefits include off-road parking for multiple vehicles, a car port and garage, as well as an enclosed rear garden.



Entrance Hall

Accessed via double glazed door, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker, appliances and dining table. Side and rear aspect double glazed window, side aspect double glazed door to:

Utility

Base and wall mounted units, appliance points, power points, space for washing machine and tumble drier. Rear aspect door to garden, front aspect door to driveway, side door to garage.

Lounge

Tv point, telephone point, power points, two radiators, feature gas fireplace with brick surround, storage cupboard, front aspect double glazed bay window.

Landing

Radiator, access to fully boarded loft space. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, rear aspect double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, airing cupboard housing the Baxi gas fired combination boiler, front aspect double glazed window.

Bedroom Three

Power points, radiator, front aspect double glazed window.

Shower Room

Suite comprising corner shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Partly tiled walls, radiator, side aspect double glazed window.

Outside

The property benefits from a neatly maintained front lawn, private driveway providing off-road parking for multiple vehicles, covered carport and attached garage with up and over door. Wooden gates and mature hedging create a welcoming and well-kept frontage.

To the rear of the property is a beautifully manicured, enclosed garden featuring a flagstone patio ideal for table and chairs, a flat lawn bordered by mature plants, a greenhouse, and an outside tap.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
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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