



17 Kendal Road

Longlevens, Gloucester, GL2 0NB

£360,000



Murdock & Wasley Estate Agents are delighted to offer this charming 1930s three-bedroom semi-detached home, situated in the highly sought-after area of Longlevens. The area is popular for its excellent schools, local amenities, green spaces and convenient access to Gloucester city centre and transport links.

The property comprises an entrance hallway, lounge, family room and beautiful open-plan lounge/diner, together with a utility room and downstairs cloakroom. Upstairs are three bedrooms and the family bathroom.

Combining character features with modern touches, the home further benefits from ample parking and a south-facing rear garden.

Offered with no onward chain, this is an excellent opportunity to secure a charming family home in a popular Gloucester location.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted column radiator, original tiled flooring, stairs to first floor landing. Doors lead off:

Lounge

Television points, data points, power points, wall mounted radiator, fireplace with surround, wooden flooring, front aspect upvc double glazed bay window.

Family Room

Power points, wall mounted column radiator, rear aspect upvc double glazed french doors leading to the garden.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, composite sink unit with mixer tap over. Appliance points, power points, oven with four ring induction hob and extractor above, integral dishwasher, space for tall fridge freezer and dining table with chairs, wall mounted column radiator, inset ceiling spotlights, front aspect upvc double glazed window and roof light, side aspect full height upvc double glazed window, rear aspect roof light, rear aspect upvc double glazed french door leading to the garden. Door leads off:

Utility

Power points, roll edge worktop, wall mounted wash hand basin with mixer tap over and storage below, wall mounted combination boiler, rear aspect upvc double glazed window, side aspect upvc double glazed door leading to the garden.

Wash Cloakroom

Suite comprising low level wc.

Landing

Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted column radiator, ornate fireplace with surround, front aspect upvc double glazed bay window.

Bedroom Two

Power points, wall mounted column radiator, full length built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted column radiator, side aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, front aspect upvc double glazed window.

Services

Mains water, drainage, gas and electricity.

Tenure

Freehold.

Local Authority

Gloucester City Council

Tax Band: C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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

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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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