



30 Longhorn Avenue

Gloucester, GL1 2BL

£280,000



Murdock & Wasley Estate Agents are delighted to offer this beautifully presented four bedroom townhouse, ideally positioned in a convenient location with easy access to local amenities, Gloucester city centre, and Gloucester Royal Hospital.

Arranged over three well-proportioned floors, the home provides a versatile and thoughtfully designed layout, including a spacious open plan kitchen/diner, a separate lounge, and four generously sized bedrooms. The master bedroom further benefits from a private en-suite shower room, offering added comfort and convenience.

Outside, the property enjoys a low-maintenance enclosed rear garden with direct access to a garage and off-road parking, adding to its practicality.



Entrance Hallway

Accessed via composite door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

Sitting Room

Power points, telephone point, radiator, front aspect upvc double glazed window.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator.

Kitchen/Diner

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for dishwasher, washing machine, fridge/freezer and dining table and chairs. Door to storage cupboard, radiator, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

First Floor Landing

Power points, radiator, inset ceiling spotlights, stairs to second floor landing. Doors lead off:

Lounge

Tv point, power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window and French doors.

Bedroom Two

Power points, radiator, inset ceiling spotlights, two rear aspect upvc double glazed window.

Second Floor Landing

Power points, radiator, door to airing cupboard, access to loft space, inset ceiling spotlights. Doors lead off:

Bedroom One

Tv point, power points, two radiators, inset ceiling spotlights, two front aspect upvc double glazed windows.

En-Suite

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin. Partly tiled walls, shaver point, mirrored vanity cupboard, radiator, inset ceiling spotlights.

Bedroom Three

Power points, radiator, inset ceiling spotlights, 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, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

To the rear of the property, you'll find an enclosed garden with a low-maintenance artificial lawn and a patio area, perfect for outdoor furniture. A paved pathway leads to a wooden door that provides convenient access to the garage as well as the off-road parking space.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £360.00 per annum.

Services

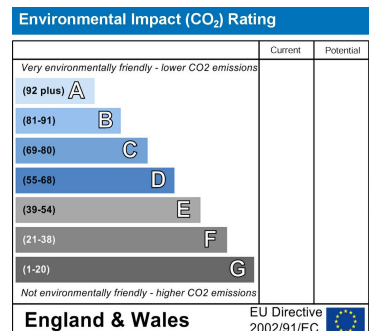
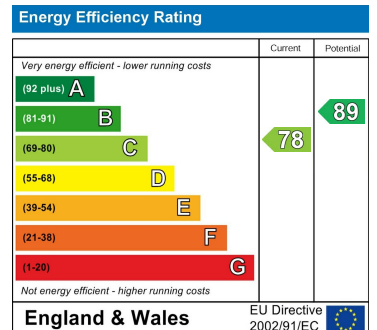
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council
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.



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.

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