



39 Ennerdale Avenue

Longlevens, Gloucester, GL2 0EF

Offers in excess of £375,000



Murdock & Wasley Estate Agents are delighted to present this spacious four-bedroom semi-detached home, ideally situated in a highly sought-after location close to excellent local amenities and well-regarded schools.

Offering generous and versatile living accommodation, this fantastic property is an ideal choice for growing families. While offering excellent potential for modernisation, it presents a wonderful opportunity for buyers to create a home tailored to their own style and needs. Externally, the property benefits from a recently landscaped driveway, thoughtfully redesigned to provide ample off-road parking for multiple vehicles.

The accommodation comprises a spacious open-plan kitchen and dining area, perfect for family life and entertaining, alongside a bright conservatory that provides additional living space overlooking the garden. Upstairs, four well-proportioned bedrooms offer comfortable accommodation for the whole family.

Combining a desirable location, flexible living space, excellent parking facilities and outstanding potential, this is a superb opportunity to secure a family home in a popular residential area.



Entrance Hall

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

Wash Cloakroom

Suite comprising wall mounted wash hand basin with taps over,

Lounge

Television point, data point, power points, wall mounted radiator, door to under stairs storage. Doors lead off:

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worktop, single sink unit with mixer tap over. Island with storage below, power points, partly tiled walls, radiator, space for rangemaster cooker, fridge/freezer and dining table and chairs. Side aspect upvc double glazed window and rear aspect upvc double glazed windows and door to:

Conservatory

Of brick base and upvc construction, radiator, rear aspect upvc door leading to the garden.

Landing

Access to loft via hatch. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Power points, wall mounted radiator, built in storage, front aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising double step in shower cubicle with electric shower over, low level wc, vanity wash hand basin with mixer tap over, heated towel rail, side aspect upvc frosted double glazed window.

Garage

Access via up'n'over door with power and lighting with personnel door leading to the garden.

Outside

At the front of the property there is a gravel garden surrounded by mature plants and flowers with a low brick wall for added privacy.

To the side, a block paved driveway provides off road parking for at least four vehicles which leads to the front door sheltered by a canopy porch.

At the rear of the property lies a beautifully presented, fully enclosed garden offering a delightful blend of greenery and outdoor space. A well-maintained, level lawn stretches through the middle, flanked by vibrant borders of mature shrubs and flowering plants. To one side, there is a spacious paved patio area perfect for outdoor dining or unwinding, along with a garden bed and a greenhouse.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

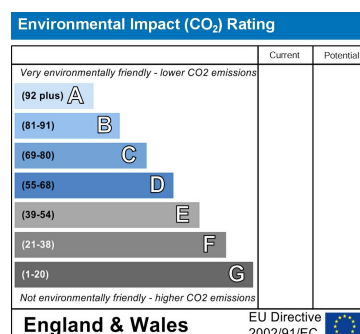
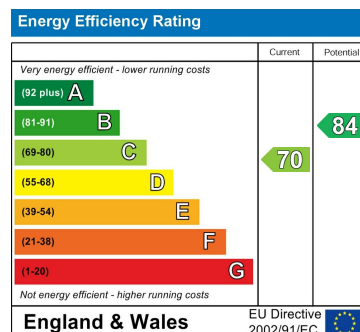
Local Authority

Gloucester City Council

Tax Band: D

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.



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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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