Murdock & Wasley
ESTATE AGENTS



14 Longleat Avenue

Tuffley, Gloucester, GL4 0SG

£340,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic opportunity to acquire a fully renovated and superbly presented four-bedroom semi-detached chalet-style home, situated in a popular location close to a range of local amenities.

Boasting spacious and flexible accommodation finished to a high standard throughout, this impressive home offers versatile living space ideal for modern family life.

Externally, the property benefits from a beautifully landscaped enclosed rear garden, providing an attractive and enjoyable outdoor space. The driveway has also been widened to provide additional off-road parking, complemented by a useful carport.

With its high-quality finish, generous accommodation and excellent outside space, this is a superb opportunity that we highly recommend viewing at the earliest opportunity to fully appreciate all it has to offer.







Entrance Hall
Access via composite double glazed door, power points, wall mounted radiator, door to under stairs storage, stairs to first floor landing. Doors lead off:

Lounge / Dining Area
Television point, data point, power points, wall mounted radiator, inset ceiling spotlights, space for dining table, rear aspect double glazed bi folding door, opening leads off:

Kitchen / Breakfast Room
Range of base, wall and drawer mounted units, laminate worksurfaces, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Integral tall fridge/ freezer and dishwasher, space for breakfast table. Inset ceiling spotlights, laminate flooring, breakfast bar with storage beneath, side and rear aspect upvc double glazed windows, side aspect upvc double glazed door to garden.

Bedroom Three
Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Four
Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, tiled walls, tiled flooring, side aspect frosted upvc double glazed window, door to utility cupboard with space for washing machine and tumble dryer.

Landing
Front aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window. Opening leads off:

Ensuite
Suite comprising low level wc, step in cubicle with shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted heated towel rail, rear aspect frosted upvc double glazed window, inset ceiling spotlights.

Bedroom Two
Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with storage below and mixer tap over, step in cubicle with shower over, side aspect frosted upvc double glazed window, door to airing cupboard housing Worcester combination boiler.

Outside
To the front of the property a driveway laid to decorative stone provides off road parking for at least three vehicles.

To the side of the property a recently renovated carport provides space for storage and access to the rear.

To the rear of the property a patio with a hot tub leads down to a garden laid to lawn whilst bordered by raised decorative stone beds and enclosed by wooden fencing. A wooden shed also has power & lighting.

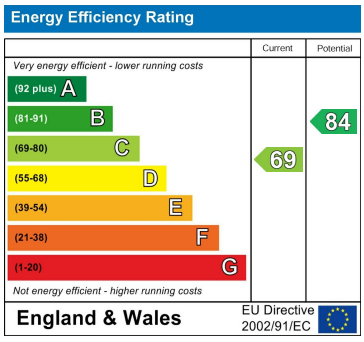
Tenure
Freehold.

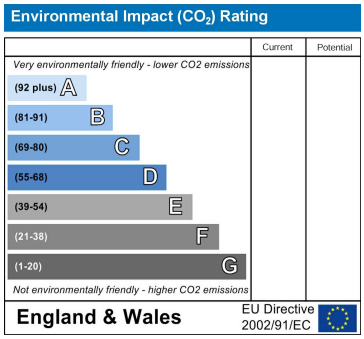
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City 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.







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.

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