



## 11 Gifford Close

Longlevens, Gloucester, GL2 0EL

**Offers in excess of £290,000**



Murdock & Wasley Estate Agents present this well-maintained three-bedroom semi-detached home in the popular area of Longlevens. It features a bright lounge with a feature fireplace, a dining area overlooking the rear garden, and a well-equipped kitchen with ample storage.

Upstairs offers three well proportioned bedrooms and a family bathroom, ideal for families or first-time buyers. Outside, there's a private rear garden with a lawn and patio, plus off-road parking and a garage. Conveniently located near local amenities, top achieving schools and transport links, we highly advise an early viewing to avoid disappointment.



**Entrance Hall**

Accessed via upvc double glazed door, telephone point, power point, radiator, stairs to first floor landing. Doors lead off:

**Cloakroom**

Low level wc, wall mounted wash hand basin, laminate flooring, heated towel rail, side aspect upvc double glazed window.

**Lounge**

Tv point, telephone point, power points, radiator, feature gas fireplace, front aspect upvc double glazed window. Opening to:

**Dining Room**

Power points, radiator, space for dining table, rear aspect sliding upvc double glazed doors.

**Kitchen**

Range of base, wall and drawer mounted units, solid wooden worksurfaces, Belfast sink unit with mixer tap over. Appliance points, power points, Rangemaster cooker with five ring gas hob and extractor hood over. Space for fridge, freezer and washing machine, tiled flooring, partly tiled walls, glass decorative cabinets, cupboard housing Glow worm gas boiler, rear aspect upvc double glazed window, side aspect upvc double glazed door.

**Landing**

Power points, access to loft space, airing cupboard housing immersion heater, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Tv point, power points, radiator, rear aspect upvc double glazed window.

**Bedroom Two**

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

**Bedroom Three**

Power points, radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising low level wc, vanity wash hand basin with mixer tap over, panelled bath with electric shower over. Heated towel rail ,fully tiled walls, tiled flooring, front aspect upvc double glazed window.

**Outside**

To the front of the property, a concrete path sides a garden laid to lawn, leading to the front door.

A wooden gate provides convenient side access to the rear garden.

The rear garden is a private, fully enclosed space bordered by wooden fencing, featuring a well-maintained lawn and established flower beds with mature shrubs. A generous paved patio provides the perfect setting for outdoor dining and entertaining, leading down to a rear gate offering convenient access to the off-road parking and garage.

**Tenure**

Freehold.

**Services**

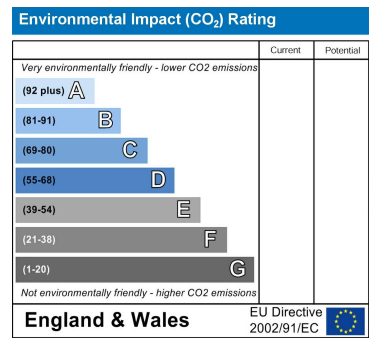
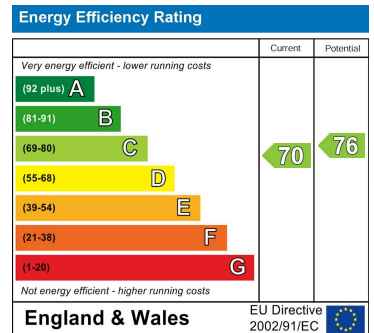
Mains water, gas, electricity and drainage.

**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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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