



242 Cheltenham Road

Longlevens, Gloucester, GL2 0JW

£395,000



We are delighted to bring to the market this beautifully presented and extended three bedroom semi-detached family home, ideally located on the ever-popular Cheltenham Road in Longlevens.

The accommodation comprises: entrance hallway, cloakroom, lounge, kitchen, dining room, and utility room, providing well-balanced and practical living space for modern family life.

Upstairs, the property offers three bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden, along with a garage and off-road parking to both the side and front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space which holds the boiler. Doors leading to kitchen & lounge.

Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, Neff electric oven with gas hob & hood, space for appliances, partly tiled walls, power points, radiator, heated towel rail. Archway through to:

Dining Room

Upvc double glazed sliding patio doors to rear, radiator, power points.

Lounge

Upvc double glazed bay window to front, television point, radiators, power points, feature fire place with marble surround, double opening doors leading to dining room.

Utility Room

Upvc double glazed windows to rear, roll edge work tops, space & plumbing for washing machine & tumble dryer.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, tiled walls.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points, built in wardrobes, built in dressing table & built in storage unit.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Family Bathroom

Upvc frosted double glazed windows to front, panelled bath with power shower over, low level wc & vanity wash hand basin, partly tiled walls, radiator, towel rail.

Rear Garden

A beautifully maintained rear garden with large paved patio, feature pond within lawned area a variety of flower & shrub borders.

Garage

Power & lighting. Upvc rear door to garden with white metal panelled double doors to front driveway.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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			
(55-68) D			
(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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