



## 70 Wellsprings Road

, Gloucester, GL2 0NJ

**Offers in excess of £375,000**



We are delighted to welcome to the market this much-loved detached family home, offering a fantastic opportunity for growing families looking to settle in the ever-popular area of Longlevens.

The property benefits from generous proportions throughout, along with a large rear garden, garage, and the added advantage of no onward chain. While some updating is required in places, the home offers a solid and spacious layout, providing excellent potential to create a wonderful long-term family residence.



**Entrance Hallway**

Approached via Upvc double glazed front door, obscure frosted window to side, stairs leading to first floor with under stairs storage space, radiator, doors to lounge, dining room & kitchen.

**Lounge**

Upvc double glazed bay window to front, television point, power points, gas feature fire place, opening too:

**Dining Room**

Sliding doors leading to conservatory, radiator, power points.

**Conservatory**

Upvc double glazed sliding doors to rear, glass roof, Upvc double glazed windows throughout, power points.

**Kitchen**

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, radiator, tiled flooring, power points, pantry.

**Rear Lobby**

Door leading to garden, Upvc double glazed window to rear, door to:

**Cloakroom**

Upvc double glazed frosted double glazed window to rear, low level wc.

**First Floor Landing**

Double glazed frosted window to side, access to loft via hatch, doors to all rooms.

**Bedroom 1**

Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

**Bedroom 2**

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

**Bedroom 3**

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

**Bathroom**

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, laminate flooring, heated towel rail.

**Rear Garden**

A fantastic size garden which is partly paved, mainly laid to lawn, gated side access.

**Garage**

Up & over door.

**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.

**Agents Note**

Please be advised we are currently waiting for probate. Probate was applied for September 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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