



5 Brionne Way

Longlevens, Gloucester, GL2 0EX

£275,000



Murdock & Wasley Estate Agents are pleased to present this three bedroom semi-detached house to the market, situated in a highly sought-after location. The property is conveniently positioned close to a range of local amenities, highly regarded primary and secondary schools, as well as excellent transport links.

While requiring modernisation throughout, the property represents an excellent opportunity for those looking to put their own stamp on a home. The spacious accommodation comprises two reception rooms, a kitchen, three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, driveway providing off-road parking and a garage, while also being offered to the market with no onward chain.



Entrance Porch

Accessed via upvc double glazed door. Door to:

Dining Area

Power points, radiator, coving, front aspect upvc double glazed windows. Opening too:

Lounge

Tv point, power points, radiator, feature fireplace, coving, rear aspect upvc double glazed sliding doors.

Hallway

Telephone point, power points, stairs to first floor landing, understairs storage cupboard. Door to:

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, partly tiled walls, radiator, vinyl flooring, rear aspect upvc double glazed window and door leading to the garden.

Landing

Access to loft space, door to airing cupboard. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes/overbed storage unit, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, fitted wardrobes, coving, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, fitted wardrobes, coving, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin with storage below and separate taps over. Fully tiled walls, radiator, front aspect upvc frosted double glazed window.

Outside

To the front of the property, a driveway provides off-road parking and leads to the garage. A level lawn, bordered by mature planting, leads to the entrance porch.

At the rear of the property is a fully enclosed garden, featuring a level lawn and patio area.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: C

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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