



## 18 Ferndale Close

Longlevens, Gloucester, GL2 9RT

**Offers in excess of £210,000**



Murdock and Wasley Estate Agents are delighted to present this well-presented two-bedroom terraced home, ideally located in the sought-after area of Ferndale Close, Longlevens.

Perfectly suited to first-time buyers, young professionals, or small families, this spacious and inviting property offers practical living in a desirable location.

The accommodation comprises: entrance hallway, cloakroom, fitted kitchen, generous lounge, two bedrooms including an en-suite to the main bedroom, and a family bathroom.

Externally, the property enjoys a private, south-facing rear garden—ideal for outdoor entertaining. As well as a garage and off-road parking.



### Entrance Hall

Accessed via composite double glazed door, radiator, storage cupboard, opening to kitchen. Door to:

### Kitchen

Range of wall base and drawer mounted units, worksurfaces, composite sink and drainer with mixer tap. Oven/grill with four ring gas hob and extractor above. Appliance points, power points. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Front aspect upvc double glazed window.

### Lounge

Tv point, power points, radiator, stairs to first floor, rear aspect upvc double glazed window and French doors leading into the garden.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, built in double wardrobe, rear aspect upvc double glazed window. Door to:

### Ensuite

Suite comprising: Step in shower cubicle, pedestal wash hand basin, low-level wc, heated towel rail, part tiled walls, extractor fan.

### Bedroom Two

Power points, radiator, built in storage cupboard, front aspect upvc double glazed window.

### Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash hand basin, low-level wc, radiator, part tiled walls, front aspect upvc double glazed window.

### Outside

To the front of the property is a low-maintenance gravelled garden with a patio-slab pathway leading to the front door.

The south-facing rear garden is flat and mainly laid to lawn, complemented by a decked seating area—ideal for relaxing or entertaining.

### Garage and Parking

A driveway leads up to the garage, providing off-road parking. The garage is accessed via an up-and-over door and benefits from power and lighting.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester County Council  
Council Tax band: B

### 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.



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