Murdock & Wasley
ESTATE AGENTS



113 Cheltenham Road

Longlevens, Gloucester, GL2 0JG

Guide price £499,950

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Murdock & Wasley Estate Agents are delighted to present to the open market this three-bedroom detached family home, ideally positioned in a highly sought-after residential location, within easy reach of outstanding local schools, excellent transport links, and a wide range of amenities.

Offered for sale with no onward chain, this impressive home has been thoughtfully extended and reconfigured to create spacious, versatile accommodation that perfectly suits modern family living. The heart of the home is the kitchen diner, providing an ideal space for both everyday living and entertaining, with doors opening directly onto the generous rear garden.

The ground floor further benefits from two separate reception rooms, offering additional living space, together with downstairs bathroom.
Upstairs, the property offers three further generously sized bedrooms, all served by a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.
Call To View: 01452 682 952







Entrance Porch
Brick built porch with upvc double glazed window, accessed via upvc double glazed door.

Hallway
Accessed via upvc front door, power points, radiator, doors to storage cupboards, stairs leading to first floor, upvc double glazed window with side aspect, doors lead off to:

Lounge
Tv point, power points, radiator, fireplace, upvc double glazed bay window with front aspect.

Downstairs Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, vanity hand wash basin with storage below and mixer tap over, heated towel rail, space for washing machine and tumble dryer, partly tiled walls, frosted upvc double glazed windows with side aspects.

Kitchen Diner
Range of base, drawer and wall mounted units, single sink unit with mixer tap over, laminate worksurfaces, Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, space for fridge freezer and dishwasher, radiator, space for dining table and chairs, side aspect upvc double glazed windows and rear aspect upvc double glazed window and French doors leading to the garden, door leads to:

Dining Room
Power points, radiator, double aspect upvc double glazed windows to front and rear, upvc double glazed french doors leading to garden.

Bedroom One
Power points, radiator, upvc double glazed bay window with front aspect.

Bedroom Two
Power points, radiator, upvc double glazed window with rear aspect.

Bedroom Three
Power points, radiator, upvc double glazed window with front aspect.

Family Bathroom
Suite comprising single shower cubicle with shower off the mains over, low level wc, vanity hand wash basin with storage below and mixer tap above, heated towel rail, fully tiled walls and floor, frosted upvc double glazed window with rear aspect.

Outside
To the front, the property boasts an impressive driveway providing generous off-road parking for multiple vehicles, complemented by mature shrubs and established borders.

A particular highlight of this wonderful home is the impressive, generously proportioned rear garden, offering a delightful combination of space, privacy and mature greenery. Predominantly laid to lawn, the garden is beautifully framed by an abundance of established tree and mature shrubs, creating a peaceful and attractive outdoor setting. A raised decked terrace provides an ideal space for alfresco dining, entertaining and relaxation, whilst the expansive lawn offers exceptional versatility for family enjoyment.

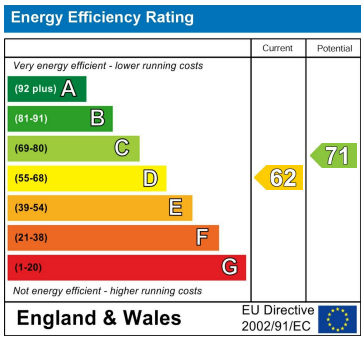
Tenure
Freehold

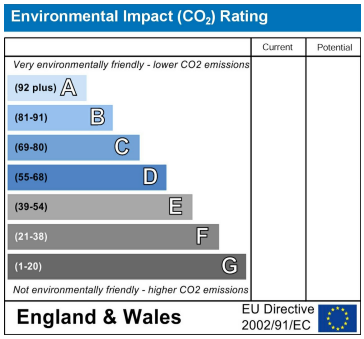
Services
Mains Gas, Water, Electricity and Drainage

Local Auhtority
Gloucester City Council
Council Tax Band E

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 firms 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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