



13 Ennerdale Avenue

Longlevens, Gloucester, GL2 0EE

£350,000



We are delighted to welcome to the open market this wonderfully presented semi-detached family home, ideally situated within a popular residential location in Longlevens.

The property offers modern open-plan living, perfectly suited to family life and entertaining, along with three generous bedrooms and a contemporary family bathroom.

A fantastic opportunity for buyers seeking a home ready to move straight into — early viewing is strongly advised.



Entrance Porch

Approached via Upvc double glazed front door, door through too:

Hallway

Radiator, parquet flooring, stairs to first floor with under stairs storage cupboard, doors to lounge & open plan kitchen/diner.

Lounge

Upvc double glazed bay window to front, television point, radiator, power points, laminate flooring.

Open Plan Kitchen/Diner

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, built in fridge/freezer, dishwasher & microwave, radiator, radiator, power points, recessed down lights, partly tiled walls.

First Floor Landing

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

Bedroom 1

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

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.

Family Bathroom

Upvc frosted double glazed windows to rear, panelled bath, shower cubicle, low level wc & pedestal wash hand basin.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

Garage

Accessed via double doors, wall mounted combination boiler, power & lighting, door too:

Utility Room

Glazed window to rear, plumbing & space for appliances, tiled flooring.

Detached Brick Built Outbuilding

Power & lighting.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Local Authority

Gloucester City Council- 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		54	
(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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