Murdock & Wasley
ESTATE AGENTS

39 Brooklands Park

Longlevens, Gloucester, GL2 0DN

Offers in excess of £280,000

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We are delighted to welcome to the market this beautifully presented semi-detached home, ideally located within a highly desirable area of Longlevens.
Perfectly suited to first-time buyers, the property has undergone a full makeover, including new flooring and carpets, a newly fitted bathroom, and complete redecoration throughout, creating a true move-in-ready home.
Externally, the property continues to impress with a spacious rear garden and the added benefit of a garage, providing both practicality and outdoor space.

Entrance Hallway
Approached via Upvc double glazed front door, Upvc double glazed window to front, radiator, power points, laminate flooring, stairs leading to first floor.

Kitchen
Upvc double glazed windows to both rear & side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, space for appliances, power points, partly tiled walls, radiator.

Lounge/Diner
Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, radiator, power points, laminate flooring.

First Floor Landing
Upvc double glazed windows to front, access to loft via hatch, airing cupboard, doors to both bedrooms & bathroom.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points.

Bedroom 2
Upvc double glazed windows to front, radiator, power points.

Bathroom
Upvc frosted double glazed windows to rear, four piece suite comprising of freestanding bath, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, heated towel rail.

Rear Garden
An enclosed garden which is partly paved, mainly laid to lawn with a raised decking area to rear.

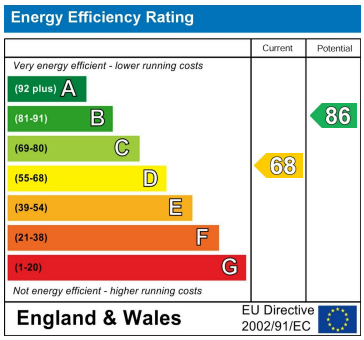
Garage
Up & over door, power & lighting.

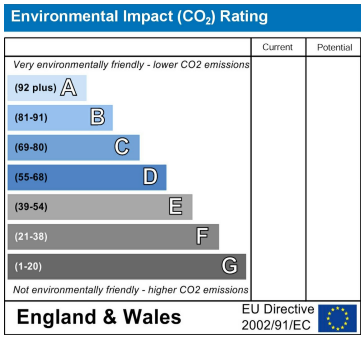
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band B

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.





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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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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