



1 Crescentdale

Longford, Gloucester, GL2 9ER

£325,000



Murdock & Wasley Estate Agents are delighted to present to the open market this deceptively spacious two/three-bedroom semi-detached home, ideally situated in a rarely available cul-de-sac, conveniently close to excellent local amenities, highly regarded schools, and superb transport links.

Offered for sale with no onward chain, this versatile property boasts well-presented accommodation throughout, offering flexible living space to suit a variety of buyers. Externally, the home benefits from a low-maintenance enclosed rear garden, a detached double garage, and a covered car port, providing excellent parking and storage options.

Properties in this sought-after location rarely remain available for long, and we strongly recommend arranging an early viewing to fully appreciate everything this fantastic home has to offer.



Porch

Accessed via upvc double glazed door, vinyl flooring. Door to:

Entrance Hall

Power points, Virgin point, stairs to first floor landing, radiator, coving. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill with five ring induction hob and extractor hood over. Space for dining table, fridge/ freezer, washing machine and dishwasher. Partly tiled walls, radiator, door to pantry, door to storage cupboard, rear aspect upvc double glazed window and door to:

Rear Porch

Of upvc construction with a polycarbonate roof and side door to garden.

Living Room

Tv point, power points, two radiators, feature fireplace with gas fire inset, coving, front and side aspect upvc double glazed windows.

Bedroom Three

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

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, side aspect upvc double glazed window.

Landing

Double wooden doors to storage cupboard, access to part boarded loft space. Doors lead off:

Bedroom One

Power points, radiator, coving, two sets of built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, radiator, vinyl flooring, front aspect upvc double glazed window.

Outside

The property is complemented by a generous front garden, predominantly laid to lawn and bordered by neatly maintained hedging, creating an attractive approach while offering a good degree of privacy. Colourful mature flowering shrubs add seasonal interest and enhance the property's kerb appeal, with a pathway leading to the entrance and ample outdoor space to enjoy the well-established surroundings.

Positioned to the side of the property is a detached double garage, accessed via an up-and-over door and equipped with power and lighting. A separate personnel door leads directly into the adjoining car port, providing further secure covered parking or excellent additional storage space.

To the rear, the home enjoys a low-maintenance, fully enclosed garden with a spacious paved patio, decorative gravelled areas, and a covered pergola, ideal for outdoor dining and entertaining. The private outdoor space is complemented by established planting and secure fencing, creating a practical and relaxing setting for family life.

Agents Note

We are advised that this property is subject to probate. The application has been submitted but not yet granted.

Tenure

Freehold

Local Authority

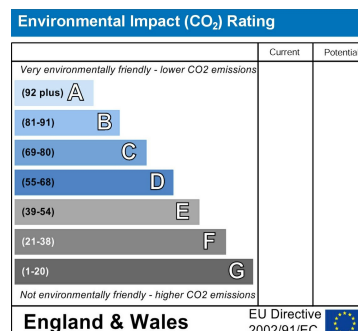
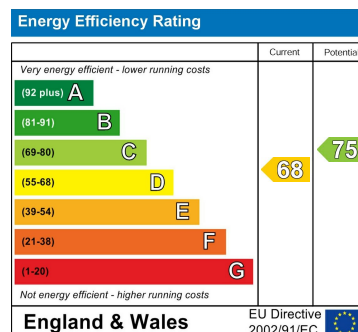
Tewkesbury Borough Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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 firm's 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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