



93 Little Normans

Longlevens, Gloucester, GL2 0EH

£295,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom link semi-detached home, ideally located in a quiet and sought-after location. The property benefits from close proximity to excellent local amenities and highly regarded schools, making it an ideal choice for families and professionals alike.

The home offers generous living space throughout, including a spacious open plan kitchen/diner, a separate lounge, and three well-proportioned bedrooms, with the master bedroom boasting its own en-suite.

Outside, the property features a neatly maintained, enclosed rear garden, a private driveway offering off-road parking, and a garage, providing additional storage.



Entrance Hall

Accessed via upvc double glazed window, power points, radiator, stairs to first floor landing, laminate flooring, coving. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, mirrored vanity cupboard, laminate flooring, coving, front aspect upvc frosted double glazed window.

Lounge

Tv point, power points, radiator, feature fireplace, door to understairs storage cupboard, laminate flooring, coving, front aspect upvc double glazed window. Door to:

Kitchen/Diner

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, tv point, integral cooker, five ring gas hob with extractor hood over, integral dishwasher, fridge/freezer, space for dining table and chairs. Partly tiled walls, radiator, laminate flooring, inset ceiling spotlights, coving, rear aspect upvc double glazed window and French doors leading to the garden.

Landing

Radiator, access to loft space, coving. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobe, coving, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, shaver point, mirrored vanity cupboard, coving, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, door to storage cupboard, coving, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, towel rail, storage cupboard, laminate flooring, coving, insert ceiling spotlights, front aspect upvc frosted double glazed window.

Outside

At the front of the property, there is a level lawn and a paved pathway leading to the front door, bordered by mature hedges.

To the side, a tarmacadam driveway provides off-road parking and leads to a garage, accessed via an up-and-over door.

At the rear there is a paved patio area suitable for outdoor furniture with steps onto a spacious flat laid lawn, all fully enclosed by wooden fencing for added privacy.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council.

Council Tax Band: C

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.



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			
(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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