Murdock & Wasley
ESTATE AGENTS



38 Park Avenue

Longlevens, Gloucester, GL2 0EA

£325,000

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Murdock and Wasley are proud to present this beautifully maintained three bedroom semi-detached home on Park Avenue, offering space and modern practicality throughout, perfectly suited to contemporary family living.
Upon entering, you are welcomed by an entrance porch leading into the home, with thoughtfully arranged accommodation throughout. The spacious lounge diner is flooded with natural light, creating an elegant yet comfortable setting for both everyday living and entertaining guests. The well-appointed kitchen is designed with ample worktop and storage space, complemented by a separate utility room providing additional practicality and convenience.







Porch
Accessed via composite front door, door leading to:

Entrance Hall
Powerpoints, radiator, under stair storage cupboard, stairs leading to the first floor, doors leading to:

Lounge Diner
Tv points, power points, radiator, Log burner, upvc double glazed bay window with front aspect, double glazed patio doors leading to the rear garden.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, integrated oven with four ring gas hob with extractor hood over. Space for washing machine and fridge, rear aspec double glazed window, double glazed door leading to rear garden, access leading to:

Utility Room
Power points, radiator, space for appliances, door leading to garage, double glazed upvc window with rear aspect.

Landing
Powerpoints, upvc double glazed window with side aspect, doors leading to:

Bedroom One
Power points, radiator, built in storage cupboards, front aspect upvc double glazed window.

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

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

Bathroom
Suite comprising of panelled bath with dual taps and shower off the mains over, pedestal hand wash basin with dual taps over, low level WC, heated towel rail, partly tiled walls, rear aspect frosted upvc double glazed window.

Outside
Externally, the property boasts excellent kerb appeal with a substantial driveway providing ample off-road parking, alongside a recently added double garage with electric roller door and contemporary entrance porch. The attractive frontage has been thoughtfully landscaped for ease of maintenance, creating a smart and welcoming first impression.

To the rear, the property benefits from a private and enclosed garden, ideal for both relaxing and entertaining. A generous paved patio area offers the perfect space for outdoor dining, whilst the lawn provides additional family-friendly outdoor space. The garden is enclosed by timber fencing.

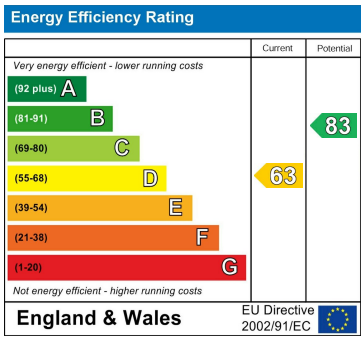
Tenure
Freehold

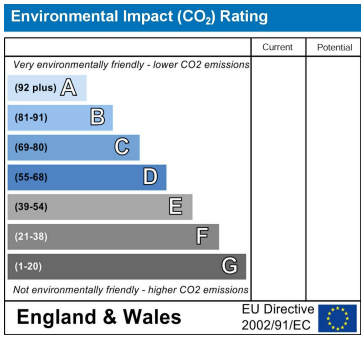
Local Authority
Gloucester City Council
Council Tax Band C

Services
Mains gas, water, electricity and drainage.

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.







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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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