



## 4 Ashmead

Longlevens Gloucester, GL2 9RU

**Offers in excess of £275,000**



We are delighted to welcome to the open market this much loved three-bedroom home, ideally situated in a highly sought-after close in the heart of Longlevens.

Perfectly suited for first-time buyers or those looking to downsize, this much loved property offers comfortable living in a peaceful setting. With its great location, well-balanced layout, and inviting feel, this hidden gem is not to be missed!

The property further benefits from a sunny south-westerly facing garden, along with a garage and off-road parking.



### Entrance Hallway

Approached via composite double glazed front door. radiator, laminate wood flooring, coving, storage cupboard, stairs leading to first floor, doors to lounge/diner & kitchen.

### Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, wall mounted combination boiler, partly tiled flooring, power points.

### Lounge/Diner

Double glazed door to rear, television point, radiator, power points, laminate flooring, under stairs storage cupboard.

### First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls. shaver point & radiator.

### Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, gated side access, door to garage.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- 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		69	75
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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