



51 Beaumont Road

Longlevens, Gloucester, GL2 0EJ

£210,000



This well presented two-bedroom terraced home is offered to the open market and is ideally positioned within a quiet and sought-after cul-de-sac on Beaumont Road, Longlevens. Perfectly suited to first-time buyers or investors, this property offers comfortable and well-maintained accommodation throughout.

The ground floor comprises an entrance hall, kitchen, and a spacious lounge/diner with access to the private rear garden. Outside, the garden features a patio area ideal for outdoor seating, along with a shed for additional storage. The property also benefits from one allocated parking space. Upstairs, there are two bedrooms and a family bathroom.

Conveniently located close to local schools, shops, and bus routes, this property offers both comfort and convenience. Early viewing is highly recommended to fully appreciate all that this home has to offer.



Entrance Porch

Accessed via Upvc double glazed front door, door through to hallway.

Entrance Hallway

Radiator, tiled flooring, fuse panel, opening into kitchen & door to lounge/diner.

Kitchen

UPVC double glazed windows to the front, fitted with a range of eye and base level units and roll-edge worktops. The kitchen includes a sink/drain, electric oven with induction hob and extractor hood, and space for further appliances. Additional features include partly tiled walls and power points.

Lounge/Diner

UPVC double glazed sliding doors to the rear, television point, power points, electric radiator, and laminate flooring, with stairs leading to the first floor.

First Floor Landing

Doors leading to all rooms.

Bedroom 1

UPVC double glazed windows to the front, electric radiator, and power points.

Bedroom 2

Velux window to the rear and electric radiator.

Shower Room

UPVC frosted double glazed window to the rear, shower cubicle, low-level WC, and pedestal wash hand basin, with recessed downlights and a heated towel rail.

Rear Garden

An enclosed, low-maintenance garden with a shed and gated rear access.

Tenure

Freehold.

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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

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.

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

