



60 Windermere Road

Longlevens, Gloucester, GL2 0LZ

£340,000



This well-presented family home offers extended accommodation and occupies a generous plot within a desirable, tree-lined road in the ever-popular area of Longlevens.

Ideally positioned for local primary schools, shops, and amenities, the property is perfectly suited to young families seeking both space and convenience. The home has been enhanced by a single-storey, full-width extension, creating a superb flow of living space. The ground floor comprises a bay-fronted living room, with a family room open-plan to the dining area, which in turn leads through to a fitted kitchen. A convenient ground floor WC completes the layout.

Upstairs, the property offers two double bedrooms, a further single bedroom, and a family bathroom. Externally, to the front there is a driveway providing off-road parking along with gated side access.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, laminate flooring, recessed down light, stairs leading to first floor with under stairs storage, doors to lounge, family area & kitchen.

Lounge

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

Kitchen/Diner/Family Room

Upvc double glazed windows to side, Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge, freezer & dishwasher, cupboard housing boiler, laminate flooring & partly laid to carpet, television point, power points.

Rear Lobby

Upvc double glazed door to side, laminate flooring, door to:

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, laminate flooring, heated towel rail.

First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, power point, doors to all rooms.

Bedroom 1

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

Bedroom 2

Two 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, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Rear Garden

A fantastic size south facing garden which is partly paved, mainly laid to lawn, shed, gated side access.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
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