Murdock & Wasley
ESTATE AGENTS



15 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AS

£450,000

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We are delighted to have been instructed to market this exceptionally presented, fully renovated semi-detached family home, ideally situated in the heart of the ever-popular area of Longlevens.
Having undergone a comprehensive transformation throughout, this impressive property is perfectly suited to families seeking their forever home, offering stylish, modern accommodation with no work required.
A particular highlight is the rear extension, which has created a wonderful open-plan living space, ideal for both everyday family life and entertaining.
The accommodation further comprises an entrance porch, hallway, lounge, study, cloakroom, and utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.







Entrance Hall
Power points, stairs to first floor landing, understairs stairs storage cupboard, inset ceiling spotlights. Doors lead off:

Porch
Accessed via upvc double glazed double glazed door, tiled flooring. Door to:

Lounge
Tv points, power points, front aspect upvc double glazed bay window.

Kitchen/Dining/Family Area
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, electric hob with extractor hood over, space for appliances. Door to storage cupboard, inset ceiling spotlights, roof light, rear aspect upvc double glazed French doors leading to the garden.

Play Room
Power points, rear aspect upvc double glazed window.

Utility
Base unit, laminate worktop, single sink unit with mixer tap over, space for appliance. Power points, Ideal Boiler, inset ceiling spotlights, side aspect upvc double glazed door. Door to:

Cloakroom
Low level wc, pedestal wash hand basin with mixer tap over, side aspect upvc frosted double glazed window.

Landing
Power points, access to loft space, side aspect upvc frosted double glazed window.

Bedroom One
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, vinyl flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Outside
To the front of the property is a spacious gravelled driveway providing off-road parking for multiple vehicles. The driveway is bordered by mature shrubs and established hedging, with attractive stone edging and enclosed fencing. There is also access to the garage via a wooden door, alongside the main entrance to the property.

To the rear of the property is a generously sized, enclosed garden, predominantly laid to lawn and bordered by wooden fencing, mature trees and established shrubs. The garden also benefits from a paved patio area, providing an ideal space for outdoor seating, dining and entertaining.

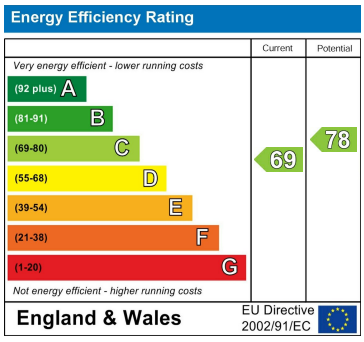
Tenure
Freehold.

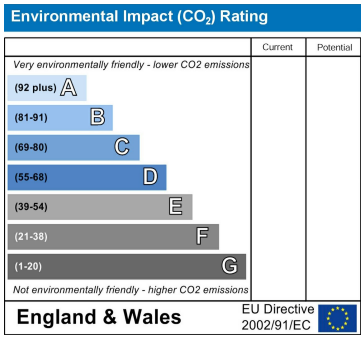
Services
Mains water, drainage, gas and electicity.

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.







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.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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