



6 Montfort Road

Longlevens, Gloucester, GL2 0ES

Offers in excess of £260,000



We are delighted to welcome to the open market this much-loved two bedroom semi-detached bungalow, tucked away at the end of a quiet no-through road in the ever-popular Longlevens area.

Offered with no onward chain, this attractive property presents a fantastic opportunity for buyers looking to downsize, retire, or personalise a home in a peaceful yet convenient location.



Entrance Hallway

Approached via double glazed front door, storage cupboard, electric heater, doors to both kitchen & lounge.

Kitchen

Upvc double glazed windows to side, Upvc double glazed window to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, microwave, fitted washing machine, space for further appliances, power points, partly tiled walls, recessed down lights.

Lounge

Upvc double glazed windows to front, television point, power points, electric heater.

Bedroom 1

Upvc double glazed windows to rear, power points.

Bedroom 2

Upvc double glazed french doors to rear, power points, electric heater.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights.

Rear Garden

An enclosed area which is maintenance free, gated side access. Shed.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, electricity & drainage.

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.

Agents Note

Please note we are awaiting probate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(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

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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

