



15 Foxleigh Crescent

Longlevens, Gloucester, GL2 0XW

£450,000



Situated in the highly desirable and popular location of Foxleigh Crescent, Longlevens, this beautifully presented and spacious family home offers versatile living accommodation ideal for modern family life.

The ground floor comprises: entrance hallway, downstairs WC, storage cupboard, and a versatile fifth bedroom with shower area, perfect for guests or multi-generational living. There is a large living room, along with an impressive open-plan kitchen/diner with breakfast bar, flowing through to a spacious conservatory overlooking the well-maintained rear garden.

Upstairs, the property boasts a generous principal bedroom with en-suite and fitted wardrobes, along with three further double bedrooms and a family bathroom.



Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor, doors to cloakroom, lounge, open plan kitchen/diner & garage conversion (bedroom 5)

Cloakroom

Upvc double glazed frosted window to front, low level wc & pedestal wash hand basin, radiator.

Lounge

Upvc double glazed windows to front, television point, radiator, power points. Double doors leading to:

Open Plan Kitchen/Diner

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, space for appliances, two radiators, power points, recessed down lights. Sliding doors through too:

Conservatory

Double glazed sliding door to side, Upvc double glazed windows throughout, pvc roof, power points.

First Floor Landing

Double glazed windows to side, access to loft via hatch which has a ladder & is partly boarded, airing cupboard, doors to all other rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door too:

En-Suite Bathroom

Double glazed frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, extractor fan.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Upvc double glazed frosted windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, towel rail, extractor fan.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Garage (Converted Into Bedroom 5)

Upvc double glazed windows to front, radiator, power points, shower cubicle.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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		68	75
(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 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

