



91 Little Normans

Longlevens, Gloucester, GL2 0EH

£325,000



Murdock & Wasley Estate Agents are pleased to present this three bedroom semi-detached house to the market. Situated in a sought-after location, the property is ideally positioned close to a range of local amenities and highly regarded primary and secondary schools, making it an excellent choice for growing families.

The property offers an open plan kitchen/diner, complemented by a separate lounge and downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from off-road parking for two vehicles and a fully enclosed rear garden.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, coving. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, coving, front aspect upvc frosted double glazed window.

Lounge

Power points, radiator, door to storage cupboard, coving, front aspect upvc double glazed window. Door to:

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, fridge/freezer, space for washing machine and dishwasher. Radiator, laminate flooring, inset ceiling spotlights, coving, rear aspect upvc double glazed window and door leading to the garden.

Landing

Radiator, coving, access to loft space.

Bedroom One

Power points, radiator, fitted wardrobe, coving, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle, low level wc, pedestal wash hand basin with separate taps over. Radiator, tiled splashback, shaver point, coving, inset

ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, coving, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, rear aspect upvc double glazed window.

Bathroom

Suite comprising of panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, radiator, coving, front aspect upvc frosted double glazed window.

Outside

To the front of the property, a tarmac driveway provides off-road parking for two vehicles, with a paved pathway alongside leading to the front door. A wooden gate provides access to the rear garden.

At the rear lies a fully enclosed garden, featuring a level lawn bordered by a variety of mature shrubs and established planting. A paved patio area provides space for outdoor furniture, with a further patio area positioned at the end of the garden. An outside tap is also provided for added convenience.



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		
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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