



333 Longford Lane

Gloucester, GL2 9ES

Offers in excess of £300,000



We are delighted to welcome to the open market this three bedroom semi-detached home, offered with no onward chain and situated on the ever-popular Longford Lane.

This wonderful property boasts generous internal and external living space, presenting an exciting opportunity for buyers looking to put their own stamp on a home and add long-term value.

The accommodation is well-proportioned throughout, making it ideal for families, first-time buyers, or developers.



Entrance Porch

Accessed via front door, double glazed windows to front & side.

Entrance Hallway

Accessed via Upvc double glazed door, radiator, stairs leading to first floor with under stairs storage space. Door through to dining area.

Lounge

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

Dining Area

Double glazed sliding doors to rear, two radiators, power points. Opening directly into kitchen.

Kitchen

Double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, wall mounted combination boiler, partly tiled walls, power points.

Utility

Upvc frosted double glazed window to rear, Upvc double glazed door to side, eye & base level units, power points, tiled flooring.

Cloakroom

Low level wc & pedestal wash hand basin, tiled flooring.

Lean To

Double glazed door & windows to rear, brick surround.

First Floor Landing

Upvc frosted double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

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

Bedroom 2

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 window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

A spacious rear garden which is partly paved, partly laid to lawn, shed, two greenhouses, side access.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough 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		
	66	77
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.

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