Murdock & Wasley
ESTATE AGENTS



114 Tewkesbury Road

Longford, Gloucester, GL2 9BP

£360,000

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This charming and extended semi-detached family home presents a fantastic opportunity for buyers seeking spacious, modern accommodation in a peaceful setting. Occupying a generous plot, the property enjoys stunning rural views while still benefiting from excellent commuter links to the city.
Upon entering, you are welcomed by a bright and airy open-plan kitchen/diner, which forms the heart of the home. Featuring a triple aspect, this wonderful space is flooded with natural light and provides an ideal setting for both everyday family life and entertaining. The kitchen is further complemented by a practical utility area.
The separate living room enjoys a delightful double aspect and features an attractive open fire, creating a warm and inviting space in which to relax and unwind.
Upstairs, the property offers three generously proportioned double bedrooms, together with a modern family bathroom featuring a separate shower cubicle. The master bedroom is a particular highlight, boasting a wall-to-wall bi-fold Juliet balcony, allowing you to take in the breath taking views of the surrounding countryside.







Entrance Porch
Accessed via double glazed front door, Upvc double glazed window to side, door through too:

Open Plan Kitchen/Diner & Utility
Upvc double-glazed windows to the front and side, with double-glazed single doors leading to both the rear and side. The kitchen is fitted with a range of eye and base-level units with roll-edge worktops, incorporating a sink and drainer. Further features include a cooker point, space for additional appliances, wall-mounted combination boiler, recessed downlights, two radiators, tiled flooring, power points, partly tiled walls and a useful storage cupboard. Doors lead to the cloakroom and lounge.

Cloakroom
Double glazed frosted window to side, low level wc & pedestal wash hand basin, tiled flooring, radiator.

Lounge
Double-glazed windows to both the front and rear aspects, television point, radiator and power points. Stairs lead to the first floor, and the room also benefits from a fully functional log burner.

First Floor Landing
Access to loft via hatch, doors to all rooms.

Bedroom 1
Upvc double-glazed bi-fold doors overlooking the rear garden, UPVC double-glazed window to the side, television point, radiator and power points.

Bedroom 2
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points, built in storage cupboard.

Bathroom
Upvc frosted double glazed windows to front, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, laminate flooring.

Rear Garden
A fantastic-sized rear garden, partly laid to paving and mainly laid to lawn, with a variety of flower and shrub borders. The garden also benefits from a shed and workshop, together with gated side access.

Tenure
Freehold.

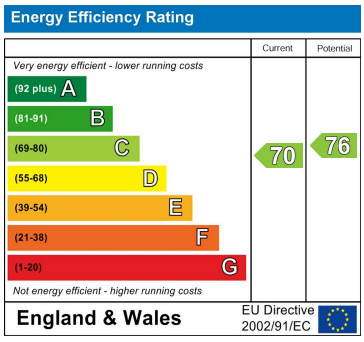
Local Authority

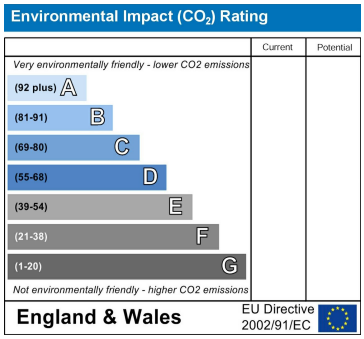
Services
Mains water, gas, electricity & drainage.

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
We have been advised the property was subject to flooding in 2007.







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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