



## 8 Church Road

Longlevens, Gloucester, GL2 0AQ

**£365,000**



We are delighted to bring to the open market, for the first time in over 30 years, this much-loved and deceptively spacious semi-detached home. Situated in the ever-popular Longlevens, this characterful 1930s property is the ideal choice for families looking to settle in a well-connected and friendly neighbourhood.

This is a rare opportunity to secure a home of this size and character in such a desirable location. With plenty of space inside and out, it's perfectly suited for growing families ready to make it their forever home.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, original flooring, stairs to first floor, doors to both reception rooms.

### Lounge

Upvc double glazed bay window to front, radiator, power points, laminate flooring, television point.

### Dining Room

Upvc double glazed windows to rear, radiator, power points, laminate flooring, cupboard housing combination boiler.

### Kitchen

Two Upvc double glazed windows to side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, space for appliances, partly tiled walls, radiator, under stairs storage cupboard, door to utility.

### Utility

Upvc frosted double glazed window to rear, space for appliances.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

Upvc double glazed windows to side, radiator, power points, laminate flooring.

### Bedroom 3

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

### Bedroom 4

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

### Bathroom

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

### Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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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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