



## 23 Kendal Road

Gloucester, GL2 0ND

**£395,000**



We are delighted to welcome to the market this exceptionally presented and extended 1930's family home, nestled within a highly popular and sought-after close in Longlevens.

Beautifully blending character with modern living, the property boasts impressive open-plan accommodation, making it ideal for families and those who love to entertain.

Further highlights include a generous rear garden, detached garage, and ample off-road parking, all adding to the practicality and appeal of this wonderful home.

Properties of this calibre and location are always in high demand — early viewing is a must!



**Entrance Hallway**

Approached via Upvc double glazed front door, laminate flooring, frosted window to side, radiator, stairs to first floor, door to cloakroom, door through to open plan kitchen/diner.

**Cloakroom**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls.

**Lounge**

Upvc double glazed bay window to front, television point, radiator, power points, log burner, sliding doors through to open plan kitchen/diner.

**Open Plan Kitchen/Diner**

Two Upvc double glazed windows to side & Upvc double glazed window to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, space for further appliances, recessed down lights, radiator, laminate flooring, radiator. Opening to family room.

**Family Room**

Upvc double glazed bi-fold doors to rear, laminate flooring, radiator, power points.

**First Floor Landing**

Upvc double glazed window to side, access to loft via hatch which holds the combination boiler ( fitted 5 years ago) 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, built in wardrobes.

**Bedroom 3**

Upvc double glazed windows to side, 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, recessed down lights.

**Rear Garden**

A generous size garden which is partly paved, mainly laid to lawn, gated side access, door to garage.

**Detached Garage**

Up & over door with power & lighting. Window to rear.

**Tenure**

Freehold.

**Services**

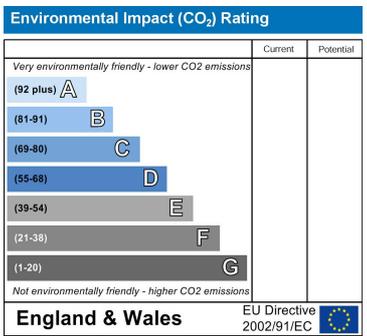
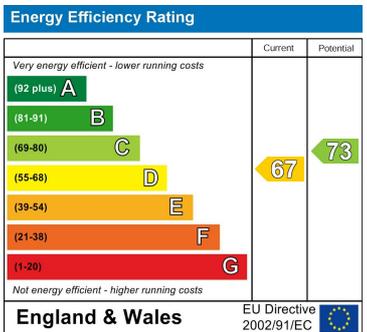
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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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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