Murdock & Wasley
ESTATE AGENTS



8 Greyhound Gardens

Longlevens, Gloucester, GL2 0XP

Offers in excess of £305,000

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Murdock & Wasley Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, ideally situated in the highly sought-after suburb of Longlevens. Conveniently positioned within easy reach of excellent local schools, a wide range of amenities and superb transport links, this property is perfectly suited to growing families and first-time buyers alike.

The accommodation comprises a welcoming entrance hall, two generous reception rooms offering living and dining space, a kitchen, and conservatory that provides additional living space. Upstairs, the property boasts three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from ample off-road parking, garage that has been partially converted to create a practical home gym while retaining useful storage space, and a fully enclosed rear garden designed with low maintenance in mind. Offering an excellent balance of indoor and outdoor living, this home is ready for its next owners to move straight in and enjoy.







Entrance Hall
Accessed via upvc double glazed door, power point, radiator, stairs to first floor landing. Door to:

Lounge
Tv point, power points, radiator, coving, front aspect upvc double glazed window.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for oven, fridge freezer and dishwasher, laminate flooring, partly tiled walls, rear aspect upvc double glazed window.

Dining Room
Power points, radiator, wooden door to understairs storage cupboard, rear aspect upvc French doors leading to:

Conservatory
Of brick base and upvc construction. Tv point, power points, radiator, laminate flooring, side aspect upvc double glazed French doors leading to the garden.

Landing
Power points, wooden door to airing cupboard, access to loft space. Doors lead off:

Bedroom One
Power points, radiator, front aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with shower attachment, heated towel rail, fully tiled walls, tiled flooring, rear aspect upvc double glazed window.

Outside
To the front of the property, a block-paved driveway provides ample off-road parking and leads to the garage. The garage has been partially converted, offering a practical storage area alongside a versatile home gym.

The rear garden is fully enclosed and designed for low-maintenance living, featuring a central lawn bordered by an attractive block-paved patio, creating an ideal space for outdoor dining, entertaining, or relaxing.

Agents Note
Please note that whilst the conservatory has planning permission, there is no build-over agreement in place. An indemnity insurance policy will be offered to the purchasers to mitigate any associated risks.

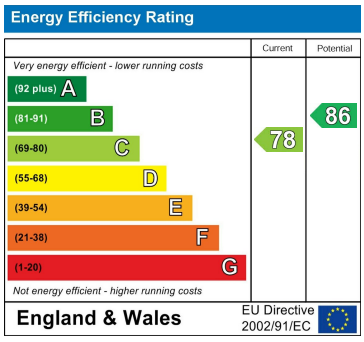
Local Authority
Gloucester City Council
Tax Band: C

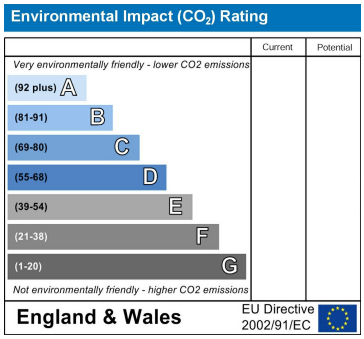
Tenure
Freehold.

Services
Mains gas, water, electricity and drainage.

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.







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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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