



## 133 Park Avenue

Longlevens, Gloucester, GL2 0EQ

**Offers in excess of £350,000**



Murdock & Wasley Estate Agents are delighted to present this well-appointed three bedroom semi-detached house, ideally located in a highly sought-after area. Perfectly positioned within easy reach of local amenities and top-performing schools, this property is an excellent choice for growing families.

The home offers spacious and versatile living, featuring an open plan kitchen/dining area, a separate lounge, and three generously sized bedrooms. Outside, you'll find a large enclosed rear garden, along with a driveway providing off-road parking, a garage. The property also benefits from convenient solar panels, helping to reduce monthly running costs and improve energy efficiency.





### Entrance Hall

Accessed via upvc double glazed window, radiator, dado rail, laminate flooring, stairs to first floor landing. Doors lead off:

### Kitchen/Diner

Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for rangemaster cooker with extractor hood over, washing machine, dining table and chairs, integral fridge/freezer. Three radiators, vinyl flooring, door to access garage, side and rear aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden. Door to:

### Hallway

Electric heater, side aspect upvc frosted double glazed window. Door to:

### Cloakroom

Low level wc, wash hand basin with separate taps over, tiled splashback, electric heater, vinyl flooring, side aspect upvc frosted double glazed window.

### Lounge

Power points, two radiators, feature fireplace, laminate flooring, front aspect upvc double glazed window.

### Landing

Radiator, dado rail, access to loft space. Doors lead off:

### Bedroom One

Power points, radiator, over-bed fitted storage units and wardrobes, rear aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

Power points, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Fully tiled walls, heated towel rails. inset ceiling spotlights, side aspect upvc frosted double glazed window.

### Outside

At the front of the property, a block-paved driveway offers off-road parking for multiple vehicles. It leads to the garage, which features an up-and-over door and is equipped with power and lighting. To the side of the driveway, there is a neatly maintained lawn, complemented by flower beds and enclosed by a mature hedge.

To the rear, there is a patio area ideal for outdoor furniture and entertaining. This leads to a level lawn with a pathway running through it, all fully enclosed by wooden fencing. Additionally, there is an outdoor tap for convenience.

### Tenure

Freehold.

### Services

Mains water, drainage, gas and electricity and solar panels.

### Local Authority

Gloucester City Council.

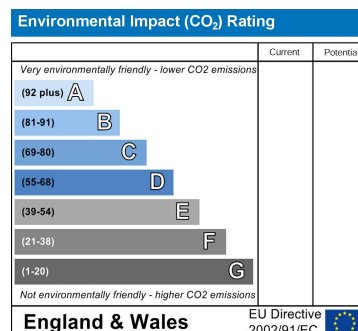
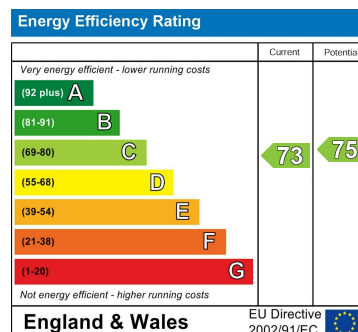
Council Tax Band: C

### 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.

### Agents Notes

We are advised that the property benefits from Solar Panels which are leased. The company is Freetricity - 26/1/2012 installation date- 25 year term.



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 firm's 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

