Murdock & Wasley
ESTATE AGENTS



86 Park Avenue

Longlevens, Gloucester, GL2 0EQ

Offers over £310,000

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We are delighted to bring to the open market this beautifully presented and spacious three-bedroom semi-detached home, ideally nestled in the heart of the ever-popular Longlevens area.

The property has been well maintained and improved by the current owners, with standout features including a brand new kitchen, a fully renovated driveway providing ample off-road parking, an enclosed rear garden, and the added benefit of a garage.
Conveniently located within easy walking distance of excellent local amenities and with bus routes to Gloucester close by, this property is perfectly suited to first-time buyers and growing families alike.







Entrance Hallway
Accessed via a UPVC double glazed front door, with laminate flooring, stairs rising to the first floor, and a useful storage cupboard. Door leading to the lounge.

Lounge
UPVC double glazed window to the front, television point, radiator, laminate flooring and power points.

Open Plan Kitchen/Diner
UPVC double glazed window and door to the rear, fitted with a range of eye and base level units with roll-edge worktops. Inset sink and drainer, built-in electric oven with separate gas hob and extractor hood, along with integrated fridge, freezer, and dishwasher. Additional features include recessed downlights, partly tiled walls, laminate flooring, and power points.

First Floor Landing
Access to loft via hatch, the loft holds the combination boiler which was fitted 6 months ago. Doors leading to all bedrooms and the family bathroom.

Bedroom 1
UPVC double glazed windows to the rear, radiator, and power points.

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

Bedroom 3
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, partly tiled walls, radiator.

Rear Garden
An enclosed rear garden, partly paved with an area laid to lawn and a useful shed to the rear. Door providing access to the garage.

Garage
Accessed via door to side, Two windows, power & lighting.

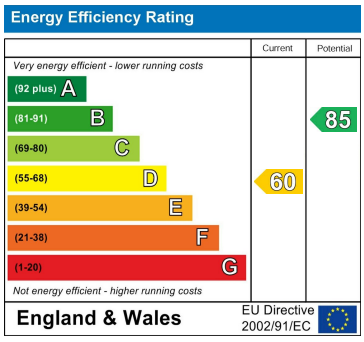
Tenure
Freehold.

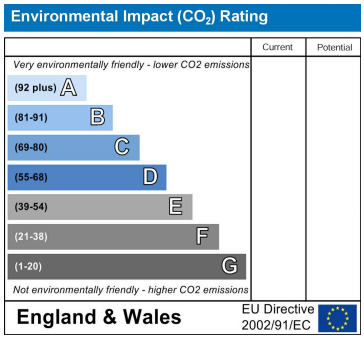
Services
Mains water, gas, electricity & drainage.

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.







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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