



## 8 Beaumont Road

Longlevens, Gloucester, GL2 0EJ

**£320,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this well-presented and spacious three double bedroom semi-detached family home, ideally positioned on the ever-popular Beaumont Road in Longlevens.

The accommodation comprises a welcoming entrance hallway, multiple reception rooms, a spacious lounge/diner, a convenient downstairs cloakroom, and a versatile study or additional bedroom. Upstairs, there are three generous double bedrooms and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, a garage, and off-road parking to the front. The home also offers excellent potential to extend over the garage, subject to the necessary planning permissions.



### Entrance Porch

Accessed via wooden front door, side aspect double glazed window. Door leads off:

### Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, feature fireplace with surround, space for dining table, front aspect double glazed window, rear aspect double glazed sliding door leading to garden. French door leads off:

### Internal Hallway

Stairs to landing, Doors lead off:

### Study / Bedroom Four

Data point, power points, front aspect aluminium double glazed window.

### Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, stainless steel sink and drainer with mixer tap over, electric oven/grill, five ring induction hob and extractor hood over. Appliance points, power points. Space for washing machine and tall fridge freezer, partly tiled walls, tiled flooring, rear aspect double glazed windows, side aspect double glazed door leading to garden.

### Wash Cloakroom

Suite comprising low level wc, wash hand basin with mixer tap over, side aspect double glazed window.

### Landing

Access to loft via hatch, side aspect double glazed window. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, fitted wardrobes, front aspect double glazed window.

### Bedroom Two

Power points, wall mounted radiator, rear aspect double glazed window.

### Bedroom Three

Power points, wall mounted radiator, front aspect double glazed window.

### Bathroom

Suite comprising low level wc, p shaped bath with mixer tap and shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted heated towel rail, wall mounted vanity unit, inset ceiling spotlights, tiled walls, rear aspect double glazed window.

### Garage

Accessed via up'n'over door, power & lighting, appropriate footings for two story extension personnel door leads through to garden.

### Outside

To the front of the property a concrete drive provides off road parking for two vehicles directly in front of the garage.

To the rear of the property a bloc paved patio leads down to garden laid to lawn enclosed by brick walling. A gate provides side access.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council

Tax Band: C

### Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	71
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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