



56 Wellsprings Road

Longlevens Gloucester, GL2 0NJ

£315,000



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained two bedroom semi-detached house, ideally located in the heart of Longlevens. Situated in a highly sought-after area, the property offers convenient access to a range of local amenities and top-performing schools.

Lovingly updated by its current owners, the property features a spacious lounge/diner, a separate kitchen, and a convenient cloakroom. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, you'll find a generous south-facing rear garden, which is fully enclosed for privacy, as well as a driveway that provides off-road parking.



Entrance Hall

Accessed via front door, traditional column radiator, decorative wall panelling, stairs to first floor landing, tiled flooring. Door to:

Lounge/Diner

Power points, two traditional column radiators, feature fireplace, alcove storage, door to storage cupboard, space for dining table and chairs, laminate flooring, coving, front aspect upvc double glazed bay window with shutter blinds. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, fridge/freezer, dishwasher and washing machine. Partly tiled walls, radiator, Worcester Combi-Boiler, door to storage cupboard, laminate flooring, rear aspect upvc double glazed window, side aspect upvc double door leading to the garden.

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, decorative wall panelling, door to storage cupboard, heated towel rail, two side aspect upvc frosted double glazed windows.

Landing

Decorative wall panelling, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, traditional column radiator, fitted wardrobes, front aspect upvc double glazed window with shutter blinds.

Bedroom Two

Power points, traditional column radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, heated towel rail, rear aspect upvc double glazed window.

Outside

To the front of the property a block paved driveway provides off road parking for two vehicles which leads to the front door. There is also a wooden gate that provides convenient access to the rear garden.

At the rear of the property lies a spacious south-facing garden, beautifully arranged with a level lawn and a gravel pathway that leads to a dedicated seating area, ideal for outdoor furniture and relaxing. The entire space is fully enclosed by wooden fencing, for added privacy.

Tenure

Freehold.

Services

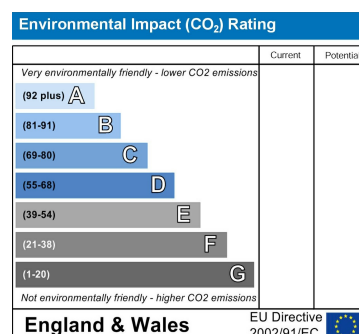
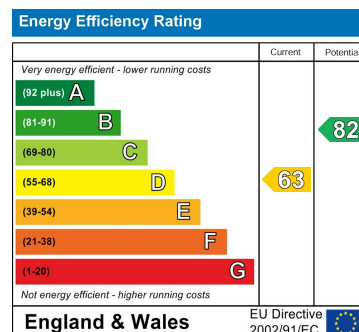
Mains water, gas, electricity & drainage.

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.



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.

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