



## 4 Breinton Way

Longlevens, Gloucester, GL2 0BD

**£300,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this three-bedroom semi-detached bungalow, ideally positioned in a popular and convenient location within the ever-popular area of Longlevens.

Offered with no onward chain, the property presents an excellent opportunity for modernisation and personalisation. Further benefits include a superb south-facing rear garden and a driveway providing off-road parking for multiple vehicles.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, access to loft space, wooden door to airing cupboard housing the gas fired boiler. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for fridge/ freezer and dishwasher. Partly tiled walls, rear aspect upvc glazed window. Door to:

### Conservatory

Of upvc construction with a polycarbonate roof. Power points, rear aspect door to garden.

### Lounge

Tv point, telephone point, radiator, front aspect upvc double glazed window.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising step in shower cubicle with shower off the mains,, low level wc, pedestal wash hand basin. Heated towel rail, tiled walls, side aspect upvc double glazed window.

### Outside

To the front of the property, a private driveway provides off-road parking for multiple vehicles.

The rear enjoys a beautifully maintained, south-facing garden, fully enclosed by wooden panel fencing and complemented by mature trees and established shrubs, offering a high degree of privacy. The garden further benefits from a wooden shed and a separate workshop, both equipped with power and lighting.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: C

### Services

Mains water, gas, 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.



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