



1 Manley Gardens

Longlevens, Gloucester, GL2 0HY

Offers in excess of £230,000



We are delighted to offer this well-presented two-bedroom end of terrace home, ideally suited for first-time buyers or investors. The property comprises of a entrance hallway, lounge/diner, modern kitchen, two bedrooms, and a family bathroom.

Additional benefits include double glazing throughout, gas central heating, a garage, and off-road parking.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, storage cupboard, door through too:

Lounge/Diner

Upvc double glazed windows to both front & side, radiator, power points, television point, stairs to first floor, door to kitchen.

Kitchen

Upvc double glazed windows to rear & Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drainage, electric oven with gas hob & hood, space for appliances, wall mounted combination boiler, space for appliances, laminate flooring, power points, partly tiled walls, radiator.

First Floor Landing

Access to loft via hatch, doors to both bedrooms & bathroom.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in wardrobe & storage cupboard.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap.

Garage

Up & over door, parking directly in front.

Tenure

Freehold.

Services

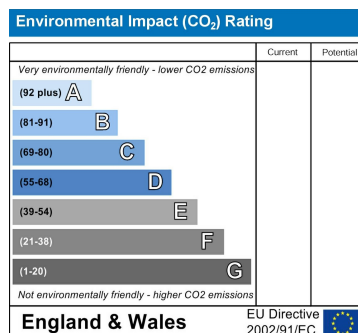
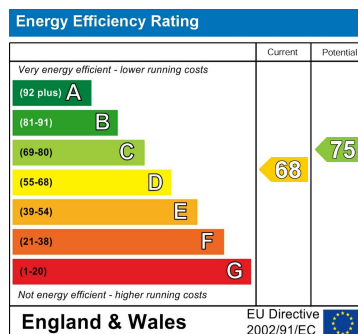
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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.



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.

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