



10 Doverdale Drive

Longlevens, Gloucester, GL2 0NN

£335,000



Murdock & Wasley Estate Agents are delighted to present to the open market this well presented three-bedroom detached family home, tucked away in a quiet cul-de-sac within a highly sought-after location. Ideally positioned close to outstanding local schools and offering excellent transport links, this property is perfect for families and professionals alike.

The accommodation boasts a spacious open-plan kitchen/living area, creating the ideal space for modern family life and entertaining, complemented by a separate lounge for added versatility. Upstairs, you'll find three well-proportioned bedrooms served by a family bathroom.

Outside, the property benefits from two off road parking spaces and a beautifully landscaped rear garden, providing a private and tranquil space to relax and enjoy outdoor living.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, power points, radiator, front aspect upvc double glazed window.

Kitchen/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, Range cooker, space for fridge/ freezer, washing machine and dining table. Central island with breakfast bar, under stairs storage cupboard, Baxi gas fired boiler, radiator, vaulted ceiling, front aspect upvc double glazed window and two sets of rear aspect double glazed French doors leading to the garden.

Landing

Access to loft space, door to airing cupboard. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes with mirror fronted doors, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, radiator, rear aspect upvc double glazed window.

Outside

To the front of the property are two off road parking spaces.

To the rear is an attractive and generous lawn bordered by mature trees, shrubs, and established planting, creating a private and peaceful outdoor space. A curved gravel pathway leads to a circular paved patio, ideal for outdoor dining and entertaining. Fully enclosed with timber fencing, the garden enjoys a neat, landscaped finish with external power points and outside tap.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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