



75 Lavington Drive

Longlevens, Gloucester, GL2 0HR

£365,000



We are delighted to welcome to the open market this much-loved extended three bedroom family home, offered with no onward chain and situated in the ever-popular area of Longlevens.

Having been cherished by the same family for over 60 years, this is a rare opportunity to acquire a home with history, space, and significant potential to modernise and create something truly special.

The property offers generous internal living accommodation throughout, making it ideal for buyers looking for a home they can put their own stamp on and improve over time.

The accommodation comprises a welcoming entrance, well-proportioned living space, and flexible room layout suited to modern family living. Externally, the property benefits from a large rear garden, a garage, and excellent outdoor space, offering plenty of scope for an extension.



Entrance Hallway

Accessed via a UPVC double glazed front door, with radiator and power points. Stairs lead to the first floor, with doors providing access to the kitchen/breakfast room and lounge.

Lounge

UPVC double glazed bay window to the front, television point, radiator, power points, and feature fireplace.

Dining Room

UPVC double glazed sliding doors to the rear, radiator, and power points.

Kitchen/Breakfast Room

UPVC double glazed windows to the rear, fitted with a range of eye and base level units and roll-edge worktops. The kitchen includes a sink/drainage, electric oven with induction hob and extractor hood, built-in fridge and dishwasher. Further features include power points, partly tiled walls, a storage cupboard, and a radiator.

Utility Room

UPVC double glazed door and window to the rear, fitted with a range of eye and base level units with roll-edge worktops, sink/drainage, and plumbing and space for appliances. Further features include partly tiled walls and a radiator, with doors leading to the cloakroom and garage.

Cloakroom

Low level wc.

First Floor landing

UPVC double glazed window to the side, access to the loft via hatch, and a cupboard housing the combination boiler. Doors provide access to all rooms.

Bedroom 1

UPVC double glazed bay window to the front, radiator, power points, and built-in wardrobes.

Bedroom 2

UPVC double glazed windows to the rear, radiator, and power points.

Bedroom 3

UPVC double glazed windows to the front, radiator, and power points.

Bathroom

UPVC frosted double glazed windows to the rear, panelled bath with shower over, low-level WC, and pedestal wash hand basin, with radiator.

Rear Garden

A fantastic-sized, private garden, mainly laid to lawn with sheds to the rear. The garden also benefits from a partly paved seating area and a pond.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

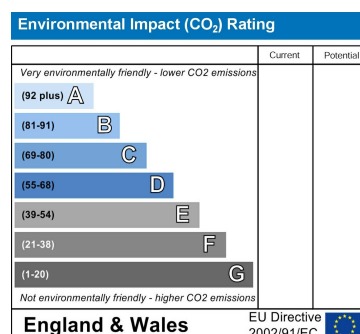
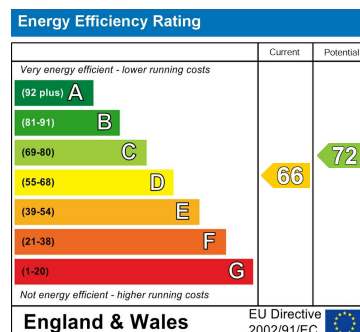
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



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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