



## 85 Beechcroft Road

Longlevens, Gloucester, GL2 9HE

**£300,000**



Murdock & Wasley Estate Agents are pleased to bring to the market this beautifully presented semi-detached home, set within the ever-popular and highly desirable area of Longlevens.

Ideal for first-time buyers, the property has been significantly improved by the current owners and is offered in excellent condition throughout. Recent upgrades include new flooring and carpets, the addition of a newly fitted utility room, and full redecoration, creating a stylish home ready for immediate occupation.

Externally, the property truly stands out with its impressive and spacious rear garden, which has been thoughtfully re-landscaped to provide an attractive and versatile outdoor space, ideal for relaxing or entertaining. The home also benefits from generous off-road parking to the front via a private driveway, along with the added convenience of a garage, offering further practicality and storage.



**Entrance Hall**

Accessed via upvc double glazed door, stairs to landing, doors lead off:

**Lounge**

Television point, data point, power points, wall mounted radiator, custom media wall, front aspect double glazed bay window.

**Kitchen / Dining Area**

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 induction hob and extractor hood over. Integrated dishwasher, space for tall fridge freezer and dining table, wall mounted radiator, tiled flooring, inset ceiling spotlights. Rear aspect upvc double glazed window. Door leads off:

**Utility Room**

Range of base, wall and drawer mounted units, laminate worksurfaces. Appliance points, power points. Space for washing machine and tumble dryer, laminate flooring. side aspect upvc double glazed door leading to the drive, rear aspect upvc double glazed window, rear aspect upvc double glazed door leading to the garden.

**Landing**

Access to loft via hatch. Doors lead off:

**Bedroom One**

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window.

**Bedroom Two**

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

**Bathroom**

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted radiator, tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

**Garage**

Access via up'n'over door with power and lighting. Personnel door leads to the garden

**Outside**

To the front of the property a driveway laid part to concrete and part to decorative stone provides parking for at least three vehicles.

To the rear of the property a garden laid to lawn leads down to a porcelain slab patio with pergola creating space for garden furniture, whilst bordered by raised flower beds and enclosed by wooden fencing.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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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