



70 Cheltenham Road

Gloucester, GL2 0LX

£395,000



Murdock & Wasley Estate Agents are delighted to present to the open market this much-loved and exceptionally spacious semi-detached family home, ideally situated on one of Longlevens' most sought-after roads.

The property offers generous and well-proportioned accommodation throughout, making it ideal for growing families. Highlights include two versatile reception rooms, a master bedroom with en-suite, and a substantial rear garden providing superb outdoor space. Further benefits include a chain-free sale and an impressive amount of off-road parking, a rare feature for properties of this type.



Porch

Accessed via composite double glazed door, tiled flooring. Door to:

Cloakroom

Low level wc, wall mounted wash hand basin, heated towel rail, tiled flooring, exposed brick, front aspect upvc double glazed window.

Entrance Hall

Power point, radiator, parquet flooring, stairs to first floor landing, storage cupboard, feature front aspect glazed window. Doors lead off:

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level oven/ grill with warming tray beneath, four ring gas hob with extractor hood over. Integral fridge/ freezer and dishwasher, space for washing machine. Breakfast bar with seating, radiator, laminate flooring, inset ceiling spotlights, coving, rear aspect upvc double glazed window. Door to garage and further door to:

Sitting Room

Tv point, power points, radiator, dado rail, feature fireplace, front aspect upvc double glazed bay window with bespoke built in seat.

Lounge

Tv point, power points, radiator, bespoke shelving units, dado rail, feature fireplace, coving, rear aspect upvc double glazed French doors leading to the garden.

Landing

Bedroom One

Power points, radiator, built in wardrobes, dado rail, front aspect upvc double glazed bay window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below. Heated towel rail, fully tiled walls, tiled flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, dado rail, rear aspect upvc double glazed bay window.

Bedroom Three

Power points, radiator, airing cupboard with Baxi gas fired boiler, front aspect upvc double glazed bay window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring, side aspect upvc double glazed window.

Outside

To the front of the property is a block-paved and tarmacadam driveway providing off-road parking for four to five vehicles, attractively enclosed by low-level brick walling, wooden panelled fencing and mature trees and shrubs. This leads to the garage, accessed via an up-and-over door, which benefits from power and lighting, along with a rear door providing direct access to the garden.

To the rear is a generous and mature garden laid mainly to lawn, surrounded by well-established trees, shrubs and planting that provide a lovely sense of privacy. The space offers plenty of room for seating and entertaining, with natural borders creating interest throughout the seasons, making it ideal for keen gardeners and those seeking a peaceful outdoor retreat.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: D

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		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 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

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 firms 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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