



## 18 Ferndale Close

Longlevens, Gloucester, GL2 9RT

**Offers in excess of £210,000**



Murdock and Wasley Estate Agents are delighted to present this well-presented two-bedroom terraced home, ideally located in the sought-after area of Ferndale Close, Longlevens.

Perfectly suited to first-time buyers, young professionals, or small families, this spacious and inviting property offers practical living in a desirable location.

The accommodation comprises: entrance hallway, cloakroom, fitted kitchen, generous lounge, two bedrooms including an en-suite to the main bedroom, and a family bathroom.

Externally, the property enjoys a private, south-facing rear garden—ideal for outdoor entertaining. As well as a garage and off-road parking.



### Entrance Hall

Accessed via composite double glazed door, radiator, storage cupboard, opening to kitchen. Door to:

### Kitchen

Range of wall base and drawer mounted units, worksurfaces, composite sink and drainer with mixer tap. Oven/grill with four ring gas hob and extractor above. Appliance points, power points. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Front aspect upvc double glazed window.

### Lounge

Tv point, power points, radiator, stairs to first floor, rear aspect upvc double glazed window and French doors leading into the garden.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, built in double wardrobe, rear aspect upvc double glazed window. Door to:

### Ensuite

Suite comprising: Step in shower cubicle, pedestal wash hand basin, low-level wc, heated towel rail, part tiled walls, extractor fan.

### Bedroom Two

Power points, radiator, built in storage cupboard, front aspect upvc double glazed window.

### Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash hand basin, low-level wc, radiator, part tiled walls, front aspect upvc double glazed window.

### Outside

To the front of the property is a low-maintenance gravelled garden with a patio-slab pathway leading to the front door.

The south-facing rear garden is flat and mainly laid to lawn, complemented by a decked seating area—ideal for relaxing or entertaining.

### Garage and Parking

A driveway leads up to the garage, providing off-road parking. The garage is accessed via an up-and-over door and benefits from power and lighting.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester County Council  
Council Tax band: B

### 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		77	83
(55-68) D			
(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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

