



## 2 Stevans Close

Longford, Gloucester, GL2 9AN

**£365,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this exceptionally well-presented detached family home, situated in a popular and quiet cul-de-sac in Longford.

Lovingly owned for over a decade, the property has undergone recent internal renovations, creating a stylish and comfortable home ready to move straight into.

The accommodation comprises an entrance hallway, cloakroom, lounge, and an impressive open-plan kitchen/diner, flowing through to a bright conservatory. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, as well as a garage and off-road parking to both the side and front.



**Entrance Hallway 10'11" x 6'1" (3.33m x 1.85m)**

Approached via double glazed front door, power points, radiator, stairs leading to first floor with under stairs storage space, doors to cloakroom, lounge & kitchen/diner.

**Cloakroom 5'9" x 2'10" (1.77 x 0.88)**

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin.

**Lounge 16'7" x 10'5" (5.06 x 3.18)**

Upvc double glazed windows to front & Upvc double glazed french doors to rear garden, television point, gas fire place.

**Open Plan Kitchen/Diner 18'4" x 9'8" (5.59 x 2.96)**

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, integral fridge, freezer, dishwasher, washing machine & tumble dryer, recessed down lights, radiator, power points, partly tiled walls, opening through to:

**Conservatory/ Sunroom 10'11" x 9'5" (3.35 x 2.89)**

Upvc double glazed french doors to side, Upvc double glazed windows to side & rear, pvc roof.

**First Floor Landing 12'5" x 2'7" (3.81 x 0.81)**

Upvc double glazed window to rear, doors to all rooms.

**Bedroom 1 10'6" x 8'9" (3.21 x 2.67)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

**En-Suite 5'1" x 4'10" (1.57 x 1.48)**

Upvc frosted double glazed window to rear, shower cubicle, low level wc & vanity wash hand basin, heated towel rail.

**Bedroom 2 9'11" x 9'11" (3.03 x 3.03)**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 3 10'0" x 6'5" (3.06 x 1.97)**

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

**Bedroom 4/ Office 7'9" x 6'7" (2.38 x 2.02)**

Upvc double glazed windows to front, radiator, power points.

**Bathroom 5'10" x 5'10" (1.80 x 1.79)**

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

**Rear Garden**

A generous size enclosed garden which is partly paved, mainly laid to lawn, cold water tap, gated side access. Door to:

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Local Authority**

Tewkesbury Borough Council- Band E

**Services**

Mains water, gas, electricity & drainage.

**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			81
(69-80) C			
(55-68) D		58	
(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.

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