



3 Bradley Close

Longlevens, Gloucester, GL2 9LA

£450,000



We are delighted to welcome to the market this much-loved four bedroom detached family home, tucked away in a highly desirable and peaceful cul-de-sac in Longlevens.

The property offers fantastic living space throughout, including open plan living, two further reception rooms, and four generously sized bedrooms. Presented in good order throughout, it provides the perfect opportunity for growing families to make their own mark.



Entrance Porch

Accessed via Upvc double glazed front door, door through too:

Entrance Hallway

Stairs leading to first floor, power points, storage cupboard, power points, tiled flooring, doors to cloakroom, kitchen/diner & both reception rooms.

Cloakroom

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

Lounge

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

Play Room/Sitting Room

Upvc double glazed windows to both front & side, radiator, power points, laminate flooring, built in storage cupboards.

Open Plan Kitchen/Diner

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for appliances, breakfast bar, tiled flooring, power points, partly tiled walls, built in dishwasher, recessed down lights.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes, further storage cupboard.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Upvc double glazed windows to both side & rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, four piece suite comprising of panelled bath, walk in shower, low level wc & pedestal wash hand basin, radiator, tiled walls, towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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.

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