



## 84 Park Avenue

Longlevens, Gloucester, GL2 0EQ

**Offers in excess of £400,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this beautifully presented and extended three-bedroom detached home, ideally positioned within a popular and convenient location close to local amenities, highly regarded schools and excellent transport links.

The property offers spacious and versatile accommodation throughout, featuring a superb open-plan living, dining and family room which can be easily divided if required. Upstairs, there are three well-proportioned bedrooms, while outside the home benefits from a landscaped south-facing garden complete with a home office/ garden room, along with a generous driveway providing ample off-road parking.

Furthermore, the property benefits from approved planning permission for a two-storey side extension, offering the opportunity to significantly enhance the living accommodation and create additional bedroom space.





### Entrance Hall

Accessed via upvc double glazed door. Power points, radiator, stairs to first floor landing, under stairs storage cupboard, side aspect upvc double glazed window. Opening to:

### Kitchen

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. Space for washing machine and fridge, side aspect upvc double glazed window, rear aspect upvc double glazed door to garden.

### Lounge

Tv point, power points, two radiators, coving, front aspect upvc double glazed bay window. Opening to:

### Family/ Play Room

Power points, radiator, coving. Door to kitchen, opening to:

### Dining Room

Power points, radiator, coving, space for dining table, side aspect upvc double glazed windows, rear aspect upvc double glazed sliding doors to garden.

### Landing

Access to loft space, side aspect double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, coving, wooden door to airing cupboard housing the Ideal gas fired combination boiler, side and front aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, front and side aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, vanity unit with concealed wc and wash hand basin. Heated towel rail, partly tiled walls, rear aspect upvc double glazed window.

### Outside

To the front of the property is a block-paved driveway providing off-road parking for multiple vehicles. Secure wooden gates offer convenient access to the rear garden.

To the rear is an enclosed, south-facing garden that has been thoughtfully landscaped to include a patio area ideal for outdoor dining, a flat lawn, and a wooden shed, along with:

### Garden Room

Accessed via upvc double glazed doors, power points, electric radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

### Agents Note

We are advised that the property benefits from granted planning permission for a: 'Two Storey Side Extension' offering the opportunity to significantly enhance the living accommodation and create additional bedroom space. More information can be found on the Gloucester City Council Planning Portal using ref: 23/00605/FUL

### Tenure

Freehold

### Local Authority

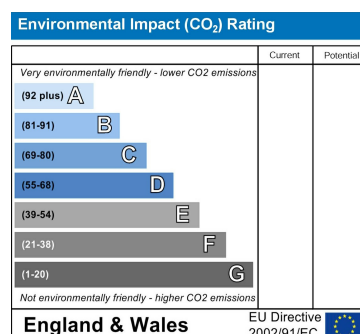
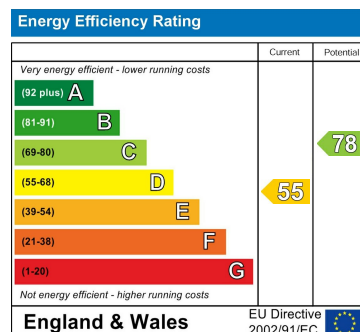
Gloucester City Council  
Council Tax Band: C

### Services

Mains water, gas, electricity and drainage.

### 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.



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.

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

