



26 Sandyleaze

Longlevens, Gloucester, GL2 0PY

Offers in excess of £325,000



Perfectly suited for first-time buyers, this immaculately presented three-bedroom home is located in the ever-popular Longlevens area. The property boasts three versatile reception rooms, a modern fitted kitchen, and a low-maintenance garden – ideal for easy living and entertaining.

Being sold with no onward chain, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.



Entrance Hallway 11'8 x 6'4 (3.56m x 1.93m)

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space, tiled flooring, power points, doors to both kitchen & lounge.

Lounge 12'2 x 11'8 (3.71m x 3.56m)

Upvc double glazed windows to rear, radiator, power points, television point, double doors through too:

Dining Room 10'11 x 10'9 (3.33m x 3.28m)

Upvc double glazed doors to rear, radiator, power points, door to:

Kitchen 11'1 x 9'7 (3.38m x 2.92m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, space for appliances, wall mounted combination boiler, tiled flooring, power points. Door to:

Sitting Room 15'2 x 7'5 (4.62m x 2.26m)

Upvc double glazed door to both front & rear, Upvc double glazed window to rear, radiator, power points, tiled flooring. Door to:

Cloakroom 4'3 x 2'3 (1.30m x 0.69m)

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

First Floor Landing

Upvc double glazed windows to front, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 11'5 x 10'6 (3.48m x 3.20m)

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

Bedroom 2 12'2 x 9'6 (3.71m x 2.90m)

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

Bedroom 3 8'5 x 8'2 (2.57m x 2.49m)

Upvc double glazed windows to front, radiator, power points, built in storage.

Bathroom 6'4 x 5'0 (1.93m x 1.52m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, extractor fan.

Rear Garden

An enclosed garden which is south facing, mainly paved, with gated rear access.

Outdoor Entertaining Room

Accessed via double glazed door, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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		86
(81-91) B		
(69-80) C	71	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

