



10 Longhorn Avenue , Gloucester, GL1 2BL

£275,000



Murdock & Wasley Estate Agents are pleased to present this well-presented three bedroom townhouse, conveniently located for access to local amenities, Gloucester city centre, and Gloucester Royal Hospital. Offered with no onward chain, this property is ideal for families and professionals.

Set over three floors, the ground floor comprises a practical open plan kitchen/diner and a useful study. The lounge is located on the first floor, providing a bright and comfortable living space. Upstairs are three generous bedrooms, with the master bedroom benefiting from a private en-suite shower room.

Externally, the property offers off-road parking, a garage, and an enclosed rear garden. Additional features include UPVC double glazing and gas central heating.



Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing, wall mounted radiator. Doors lead off:

Study

Power points, wall mounted radiator, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine, dishwasher and dining table. Wall mounted radiator, door to under stairs storage, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, partly tiled walls, wall mounted radiator.

First Floor Landing

Power points, under stairs storage, stairs to second floor landing. Doors lead off:

Lounge

Television point, power points, wall mounted radiator, coving, rear aspect upvc double glazed window, rear aspect upvc double glazed french door leading to juliet balcony.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed windows.

Second Floor Landing

Power points, wall mounted radiator, access to loft via hatch, door to airing cupboard. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear aspect upvc double glazed windows. Doors lead off:

En Suite

Suite comprising low level wc, step in cubicle with shower over, pedestal wash hand basin with mixer tap and wall mounted vanity unit, partly tiled walls, wall mounted radiator.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps over, panelled bath with shower and mixer taps over, partly tiled walls, wall mounted radiator, tiled flooring, rear aspect frosted upvc double glazed window.

Garage

Accessed via up'n'over door with one parking space directly in front. Personnel door leads through to the garden.

Outside

To the rear of the property a patio leads down to a garden laid to grass enclosed by wooden fencing.

Services

Mains water, gas, electricity and drainage.

Tenure & Charges

Freehold

Estate Management Charge: Circa £400 per annum.

Local Authority

Gloucester City Council

Tax Band: C

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		90
(81-91) B		
(69-80) C	75	
(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.

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

