



3 Haydale Gardens

Longlevens, Gloucester, GL2 0DJ

£365,000



Murdock & Wasley Estate Agents are delighted to present this three bedroom semi-detached family home, ideally located in the popular area of Longlevens, close to a range of local amenities and highly regarded schools, including grammar schools.

Beautifully presented throughout, the property offers spacious and versatile accommodation comprising an entrance hallway with downstairs WC, open plan lounge/diner, additional reception room and galley-style kitchen with ample storage and space for appliances. Upstairs are three bedrooms, with the master benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from landscaped gardens with a summer house and decking area, a detached garage currently used as a workshop, side access and driveway parking.



Porch

Accessed via upvc double glazed door, tiled flooring. Door to:

Entrance Hall

Power points, radiator, dado rail, stairs to first floor landing, front aspect upvc double glazed window. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, four ring gas hob with extractor hood over, space for fridge/freezer, dishwasher, washing machine and tumble dryer. Partly tiled walls, laminate flooring, inset ceiling spotlights, side aspect upvc double glazed windows and rear aspect upvc double glazed door leading to the garden.

Lounge/Dining Area

Power points, two radiators, electric feature fireplace, front aspect upvc double glazed window.

Playroom

Power points, radiator, laminate flooring, rear aspect upvc double glazed sliding door leading to the garden.

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, laminate flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Landing

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

Bedroom One

Power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising corner step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, heated towel rail, tiled flooring, side aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with taps and shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property is a tarmac driveway providing off-road parking for two vehicles, bordered by a mature hedge offering added privacy. A wooden gate provides access to the rear garden.

To the rear is a generous and fully enclosed garden, predominantly laid to lawn with a paved pathway and established borders featuring a variety of mature plants and shrubs. At the end of the garden is a timber outbuilding, alongside a dedicated allotment area with space for a greenhouse.

Garage

Within the rear garden is a detached garage, accessed via wooden doors and equipped with power and lighting.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

Local Authority

Gloucester City Council.

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		82
(81-91) B		
(69-80) C	67	
(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

