



## 50 Nine Elms Road

Longlevens, Gloucester, GL2 0HB

**£287,500**



We are thrilled to bring to the market this beautifully presented semi-detached property, ideally located in the highly sought-after Longlevens area. Perfectly suited for first-time buyers or those looking to downsize, this delightful home offers an excellent opportunity to move in and enjoy with no onward chain.

The living accommodation comprises of: Entrance hallway, lounge, OPEN PLAN Kitchen/Diner, two double bedrooms & bathroom. Outside is a fantastic size garden with GARAGE & driveway also included.





### Entrance Hallway

Approached via Upvc double glazed front door, stairs leading to first floor, porcelain flooring. Door to:

### Lounge

Upvc double glazed bay window to front, radiator, power points, television point, porcelain flooring, door through to:

### Open Plan Lounge/Diner

Upvc double glazed french doors to rear, Upvc double glazed window to side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, integral fridge/freezer & washing machine, power points, radiator, porcelain flooring. Large under stairs storage cupboard.

### First Floor Landing

Upvc double glazed window to side, loft hatch, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

### Bathroom

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, summer house to rear of garden.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

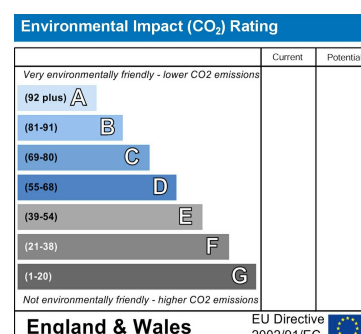
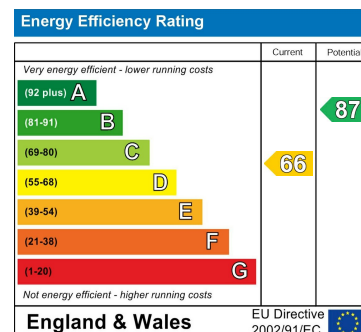
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### 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.

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