



## 16 Park Avenue

Longlevens, Gloucester, GL2 0DZ

**£330,000**



Murdock & Wasley Estate Agents are delighted to present this fantastic three bedroom semi-detached home, ideally located in the heart of Longlevens. Perfectly positioned close to a range of local amenities and top-performing schools, this property is an ideal choice for growing families.

The home offers spacious and versatile living accommodation, including two generous reception rooms and a versatile snug that can be used as a home office. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a low-maintenance garden, a lean-to currently used as a bar, and a driveway providing convenient off-road parking.



## Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, understairs storage cupboard, dado rail. Doors lead off:

## Kitchen/Breakfast Room

Range of base, drawer and wall mounted units, laminate worksurfaces. single bowl sink unit with filtered water system. Appliance points, power points, four ring gas hob, eye level oven/grill, integral dishwasher, space for fridge/freezer. Partly tiled walls, radiator, dado rail, breakfast bar, inset ceiling spotlights, side aspect upvc double glazed window and rear aspect upvc double glazed window.

## Lounge

Power points, radiator, feature fireplace, coving, front aspect upvc double glazed bay window. Opening to:

## Dining Area

Power points, radiator, space for dining table and chairs, dado rail, coving, rear aspect upvc double glazed sliding door.

## Lean To

Timbre frame with polycarbonate roof, power points, radiator, door to workshop, side aspect upvc double glazed door

## Utility

Wall mounted units, laminate worktops, power points, space for washing machine and tumble dryer. Worcester Combi-Boiler, side aspect upvc double glazed window.

## Snug

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

## Landing

Power point, dado rail, access to loft space, side aspect upvc double glazed window. Doors lead off:

## Bedroom One

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

## Bedroom Two

Power points, radiator, fitted wardrobe, door to storage cupboard, rear aspect upvc double glazed window.

## Bedroom Three

Power points with USB sockets, fitted storage cupboards, coving, radiator, front aspect upvc double glazed door.

## Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with separate taps over. Radiator, towel rail, two mirrored vanity cupboards, rear aspect upvc frosted double glazed window.

## Outside

To the front of the property, a block-paved driveway provides off-road parking for three vehicles and leads directly to the front door. A convenient wooden gate offers side access to the garden.

To the side of the property is a beautifully maintained gravel garden, featuring a decked area ideal for outdoor dining and entertaining. Surrounded by mature trees, established hedging, and vibrant raised flower beds, this tranquil space offers excellent privacy, making it perfect for relaxing or hosting. The garden also benefits from a wooden shed, an outhouse, and an outdoor tap for added convenience.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

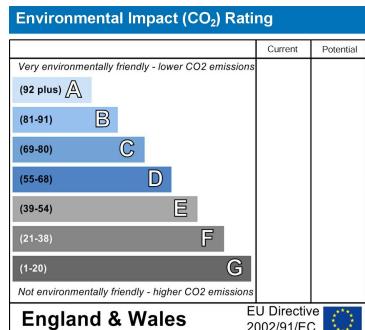
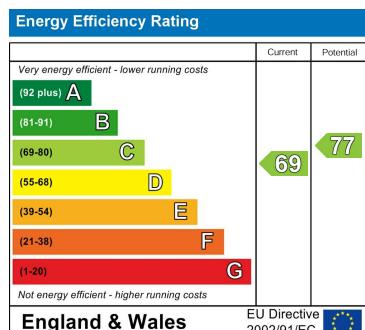
## Local Authority

Gloucester City Council.

Council Tax Band: C

## 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.



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 firms 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