



3 Crescentdale

Longford, Gloucester, GL2 9ER

Offers in excess of £325,000



Murdock & Wasley Estate Agents are delighted to bring to the market this beautifully presented two/three-bedroom semi-detached home, tucked away in a highly sought-after and rarely available cul-de-sac, ideally positioned close to excellent transport links and highly regarded local schools.

Finished to an exceptional show-home standard throughout, this impressive property offers spacious and versatile accommodation, perfect for modern family living. Further benefits include a beautifully landscaped, low-maintenance rear garden, a generous block-paved driveway providing ample off-road parking, and a covered car port, making this an outstanding home ready to move straight into.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator, stairs to first floor landing. Doors lead off:

Kitchen/ Diner

Range of base, wall and drawer mounted units, composite worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, double oven/ grill with four ring induction hob and extractor hood over, integral fridge, freezer and dishwasher. Space for dining table, partly tiled walls, door to pantry, door to storage cupboard, rear aspect upvc double glazed window and door to porch. Door to:

Living Room

Tv point, power points, two radiators, feature fireplace with gas fire inset, LVT flooring, front aspect upvc double glazed window with shutters.

Bedroom Three/ Study

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

Utility

Range of base and wall mounted units, stainless steel sink unit with mixer tap over, laminate worksurfaces, appliance points, power points. Worcester gas fired combination boiler, space for washing machine, tumble drier and fridge/ freezer. Vinyl flooring, access to loft space, front and rear aspect upvc double glazed door.

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, fully tiled walls, tiled flooring, rear aspect upvc double glazed wardrobe.

Landing

Double wooden doors to storage cupboard, access to part boarded loft space with drop down ladder. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, front aspect upvc double glazed window with shutters.

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, mirror with sensor light, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Outside

Attractive and immaculately presented frontage with a generous block-paved driveway providing ample off-road parking, complemented by a covered car port offering additional sheltered parking. The beautifully landscaped front garden features decorative gravel (which can also be parked on), mature shrubs, and established planting, enhancing the property's excellent kerb appeal. A well-maintained exterior and welcoming entrance complete this impressive first impression.

To the rear of the property is a beautifully landscaped, low-maintenance rear garden featuring premium artificial lawn, well-stocked raised flower beds, and a variety of mature shrubs and ornamental plants. Fully enclosed by timber fencing for privacy, the garden also offers a charming seating area, a useful timber storage shed, and a bright, sunny aspect, creating an ideal space for relaxing, entertaining, and enjoying outdoor living.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough 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		
(81-91) B		
(69-80) C		
(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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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