



77 Beechcroft Road

Longlevens, Gloucester, GL2 9HE

£325,000



We are delighted bring to the open market this much-loved and well-maintained extended semi-detached home, offered for sale for the first time in nearly 40 years. Located on a highly sought-after road in Longlevens, this much loved property is ideal for growing families seeking space, convenience, with a fantastic selection of local amenities within walking distance.



Entrance Hall

Approached via Upvc double glazed front door, windows to front & side, door to lean to & hallway.

Hallway

Stairs leading to first floor, door to lounge & kitchen/diner.

Lounge

Upvc double glazed bay window to front, radiator, power points, television point, laminate flooring.

Kitchen/Diner

Upvc double glazed windows to side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, space for appliances, radiator, tiled flooring,

Conservatory

Upvc double glazed doors to rear, Upvc double glazed windows to side & rear, tiled flooring, radiator, wall mounted boiler. Door to:

Cloakroom

Low level wc & pedestal wash hand basin.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all other rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points, television point, access to loft via hatch with staircase leading to.

Bedroom 2

Two Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden

A fantastic size which is partly paved, mainly laid to lawn, pond, door to garage.

Garage

Sliding doors to front, with power & lighting.

Lean To

Windows to side, sink/drain, plumbing for appliances.

Second Lean To

Storage space.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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.

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