



## 122 Lavington Drive

Longlevens, Gloucester, GL2 0HT

**Offers in excess of £325,000**



We are delighted to welcome to the market this extended three bedroom semi-detached home, ideally located in a popular area of Longlevens and offered for sale with no onward chain.

Boasting an excellent amount of internal living space, the property also offers further potential to extend or reconfigure (subject to relevant permissions), making it a fantastic opportunity for buyers looking to create their ideal home.

The accommodation comprises an entrance hallway, cloakroom, three versatile reception rooms, kitchen, utility, and rear lobby. Upstairs, there are three bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden, along with a garage and off-road parking, adding both practicality and appeal.



### Entrance Hall

Approached via Upvc double glazed front door, stairs leading to first floor, radiator, power points, doors to both lounge & kitchen.

### Lounge

Upvc double glazed bay window to front, television point, radiator, power points, opening through to dining area.

### Dining Area

Radiator, power points, space for dining table.

### Family Room

Upvc double glazed sliding doors to rear & Upvc double glazed windows to rear, radiator, power points.

### Kitchen

Eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, partly tiled walls.

### Utility Room

Base level units with roll edge work tops, space for appliances.

### W.C

Upvc frosted double glazed window to side, low level wc, partly tiled walls.

### Rear Lobby

Door & windows to rear, wall mounted recently installed boiler.

### First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

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, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

### Rear Garden

An enclosed area which is partly laid to decking, mainly laid to lawn.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- 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                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 67      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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