



8 Whitefield Crescent

Longford, Gloucester, GL2 9FR

Offers in excess of £175,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this beautifully presented first-floor maisonette, ideally located in Longford. Perfectly suited for first-time buyers or buy-to-let investors, this stunning property offers stylish, modern living with the added benefit of outdoor space and parking.

In terms of living space we have: Entrance Hallway, OPEN PLAN Kitchen/Diner/Lounge, bedroom & bathroom. Outside we have your own private garden with parking.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed windows to side, stairs to first floor.

Landing

Upvc double glazed window to side, power points, radiator, access to loft via hatch with ladder (which has power points & lighting) doors to all rooms & airing cupboard.

Open Plan Kitchen/Lounge/Diner 17'3" x 15'8" (5.28m x 4.80m)

Two Upvc double glazed windows to front & Upvc double glazed windows to both sides, eye & base level units with roll edge work surfaces, sink/drain, electric oven with gas hob & hood, space for fridge/freezer, plumbing for both washer/dryer & dishwasher, television point, two radiators, power points, recessed down lights, karndean flooring.

Bedroom 13'6 x 13'5 (4.11m x 4.09m)

Two Upvc double glazed windows to side & one Upvc double glazed window to rear, radiator, power points, central heating thermostat.

Bathroom 9'1" x 6'7" (2.77m x 2.03m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, karndean flooring, cupboard housing

combination boiler, radiator, extractor fan, lighted & heated bathroom mirror

Rear Garden

Enclosed area which is laid to solid composite decking & south west facing.

Tenure

Leasehold- 992 years remaining. .
Charges- £104.00 per year. for the estate fees (upkeep of parks which each household estate contributes towards)
3 years NHBC remaining.

Services

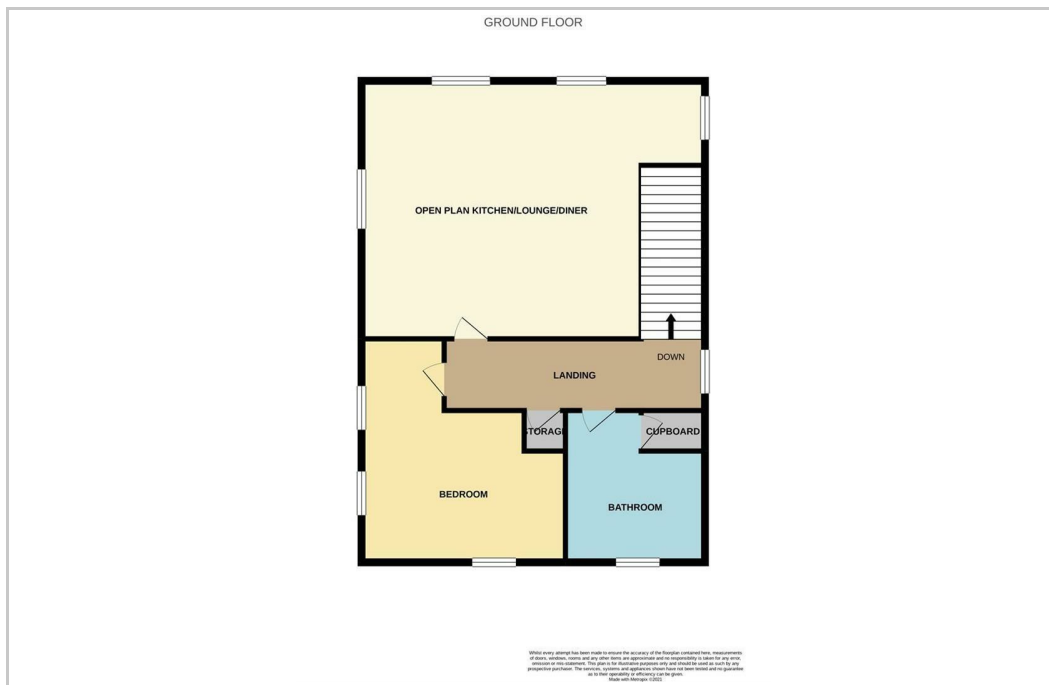
Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

Tewkesbury Borough Council- Band A

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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	81	81
(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	

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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