



## 30 Canning Road

Longlevens, Gloucester, GL2 0XX

**£240,000**



A STUNNING TWO DOUBLE BEDROOM IN LONGLEVENS!

Murdock and Wasley Estate Agents are proud to present this exceptional two bedroom home located in a quiet & sought after cul-de-sac in Longlevens. The accommodation comprises of: Entrance hallway, open plane Lounge/kitchen/breakfast area. Upstairs are two double bedrooms & modern bathroom suite. Outside we have an enclosed garden with two parking spaces to the front.

Further benefits include Upvc double glazed windows throughout and gas central heating.  
01452 682952



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, lvt flooring, stairs to first floor landing, front aspect upvc double glazed window. Door to:

### Lounge Diner

Tv point, telephone point, power points, wall mounted radiator, coving, bespoke storage and shelving unit, lvt flooring, front aspect Upvc double glazed window. Opening through to:

### Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over, integral fridge and freezer. Breakfast bar, radiator, inset ceiling spot lights, rear aspect Upvc double glazed window and door to garden.

### Bedroom One

Tv point, power points, radiator, rear aspect Upvc double glazed window.

### Bedroom Two

Power points, radiator, wooden door to built in wardrobe, wooden door to over stairs storage cupboard, two front aspect Upvc double glazed windows.

### Bathroom

Suite comprising panelled bath with shower off the

mains over, wall mounted wash hand basin with mixer tap over, low level wc. Stainless steel heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed frosted window.

### Outside

To the rear there is a flagstone patio suitable for table and chairs, perfect for entertaining or outdoor eating, wooden shed, gated side access & cold water tap.

To the front of the property you will find two parking spaces.

### Tenure

Freehold

### Services

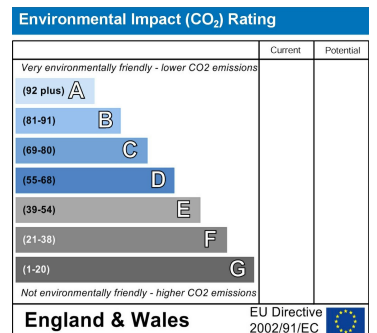
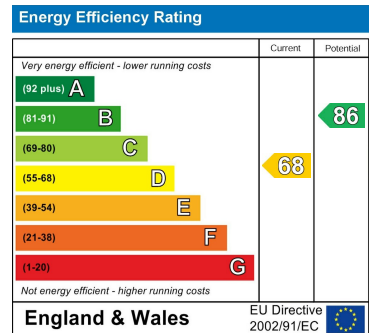
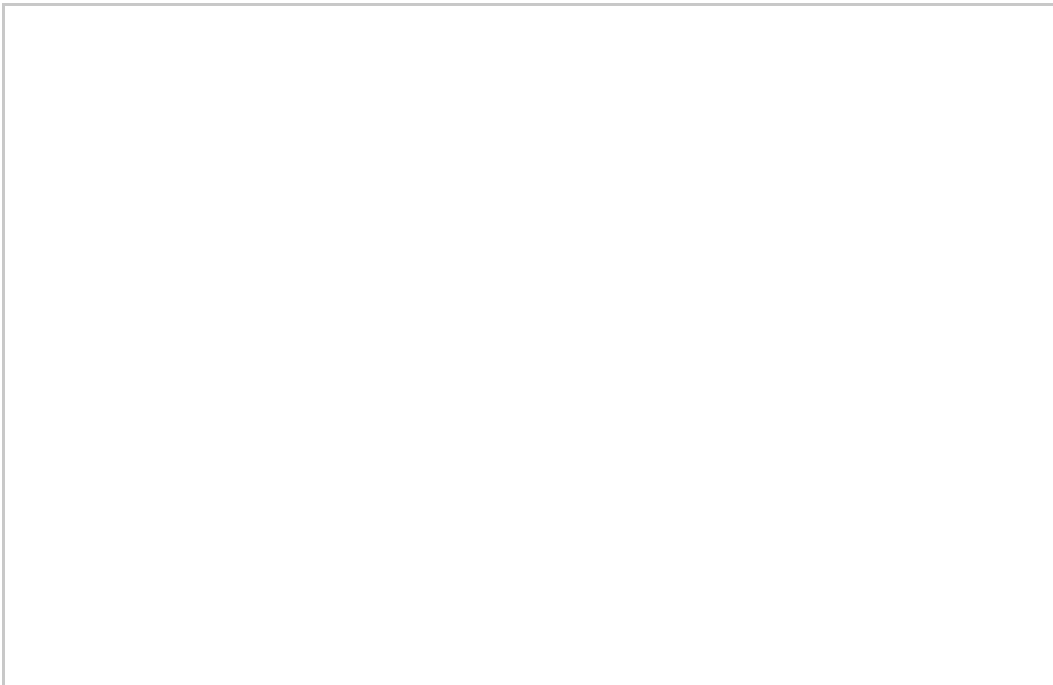
Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band B

### 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 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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