



## 23 Innsworth Lane

Longlevens Gloucester, GL2 0DQ

**£365,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this beautifully extended, double-storey, three-bedroom Edwardian terraced cottage, ideally positioned in a highly sought-after location close to excellent transport links, local amenities, and top achieving schools. With a large rear garden & ample parking also included we feel this offers a fantastic opportunity for many buyers.



**Entrance Hall**

Accessed through aluminium doubled glazed door, tiled flooring, radiator, coving, wooden door to storage cupboard, stairs to first floor landing, front aspect glazed window with secondary glazing. Door to:

**Lounge**

Tv point, telephone point, power points, radiator, dado rail, coving, feature gas fireplace, front aspect upvc double glazed window. Opening to:

**Family Room**

Power points, radiator, dado rail, coving, two rear aspect upvc double glazed windows. Door to:

**Kitchen/ Diner**

Range of base, wall and drawer mounted units, laminate work surface, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for washing machine, fridge/ freezer and dining table. Tv point, inset ceiling spotlights, coving, radiator, side and rear upvc double glazed windows, side aspect upvc double glazed door to garden.

**Landing**

Power points, coving, access to loft space. Doors lead off:

**Bedroom One**

Power points, radiator, built in wardrobes, wooden door to storage cupboard, front aspect upvc double glazed window.

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

Suite comprising panelled bath with shower attachment over, pedestal

wash hand basin, low level w/c. Radiator, partly tiled walls, dado rail, coving, rear aspect upvc double glazed window.

**Outside**

To the front of the property is a generous driveway providing off road parking for multiple vehicles with mature planted borders. A shared pathway offers convenient side access to the rear garden.

To the rear is a beautifully maintained and generously sized garden, mainly laid to lawn and enclosed by wooden panelled fencing. A paved patio area provides the perfect space for outdoor seating and entertaining, while well-kept borders add greenery and interest. The garden also benefits from a greenhouse, shed, and a paved pathway leading to the rear, creating a practical and attractive outdoor space.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester City 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		60	73
(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 <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	

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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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