



86 Park Avenue

Longlevens, Gloucester, GL2 0EQ

Offers in excess of £325,000



We are delighted to bring to the open market this beautifully presented and spacious three-bedroom semi-detached home, ideally nestled in the heart of the ever-popular Longlevens area.

The property has been well maintained and improved by the current owners, with standout features including a brand new kitchen, a fully renovated driveway providing ample off-road parking, an enclosed rear garden, and the added benefit of a garage. Conveniently located within easy walking distance of excellent local amenities and with bus routes to Gloucester close by, this property is perfectly suited to first-time buyers and growing families alike.



Entrance Hallway

Accessed via a UPVC double glazed front door, with laminate flooring, stairs rising to the first floor, and a useful storage cupboard. Door leading to the lounge.

Lounge

UPVC double glazed window to the front, television point, radiator, laminate flooring and power points.

Open Plan Kitchen/Diner

UPVC double glazed window and door to the rear, fitted with a range of eye and base level units with roll-edge worktops. Inset sink and drainer, built-in electric oven with separate gas hob and extractor hood, along with integrated fridge, freezer, and dishwasher. Additional features include recessed downlights, partly tiled walls, laminate flooring, and power points.

First Floor Landing

Access to loft via hatch, the loft holds the combination boiler which was fitted 6 months ago. Doors leading to all bedrooms and the family bathroom.

Bedroom 1

UPVC double glazed windows to the rear, radiator, and power points.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc double glazed frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

An enclosed rear garden, partly paved with an area laid to lawn and a useful shed to the rear. Door providing access to the garage.

Garage

Accessed via door to side, Two windows, power & lighting.

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		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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

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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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