



## 4 Ashmead

Longlevens Gloucester, GL2 9RU

**£315,000**



We are delighted to welcome to the open market this much loved three-bedroom home, ideally situated in a highly sought-after close in the heart of Longlevens.

Perfectly suited for first-time buyers or those looking to downsize, this much loved property offers comfortable living in a peaceful setting. With its great location, well-balanced layout, and inviting feel, this hidden gem is not to be missed!

The property further benefits from a sunny south-westerly facing garden, along with a garage and off-road parking.



## Entrance Hallway

Approached via composite double glazed front door. radiator, laminate wood flooring, coving, storage cupboard, stairs leading to first floor, doors to lounge/diner & kitchen.

## Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for further appliances, wall mounted combination boiler, partly tiled flooring, power points.

## Lounge/Diner

Double glazed door to rear, television point, radiator, power points, laminate flooring, under stairs storage cupboard.

## First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

## Bedroom 1

Upvc double glazed box bay window to front, radiator, power points.

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls. shaver point & radiator.

## Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, gated side access, door to garage.

## 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.



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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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