



2 Grisedale Close

Longlevens, Gloucester, GL2 0EG

£395,000



We are delighted to welcome to the market this stylish and immaculately presented three bedroom semi-detached home, tucked away within a quiet cul-de-sac in the ever-popular area of Longlevens.

The accommodation offers a superb blend of space and modern living, comprising an entrance hall open to a dining area, a spacious sitting room, downstairs cloakroom, and a well-designed L-shaped kitchen/breakfast room.

Upstairs, the property boasts three bedrooms, including a principal suite with en-suite bathroom and dressing room, along with a contemporary family shower room.

Externally, to the front there is a driveway providing off-road parking for several vehicles, along with a garage/store. To the rear, the home benefits from an enclosed garden, complete with a garden room/home office—perfect for remote working or additional living space.



Entrance Hall

Accessed via a Upvc double glazed front door, the entrance hallway features a radiator, power points, laminate flooring, and recessed downlights. Stairs lead to the first floor, with doors providing access to the lounge and the open plan kitchen/breakfast room. An opening leads to:

Cloakroom

Comprising a low-level WC, pedestal wash hand basin, radiator, and laminate flooring.

Lounge

Upvc double glazed French doors to the rear, two radiators, power points, and television point. Opening into the open plan kitchen/diner.

Open Plan Kitchen/Breakfast Room

Upvc double glazed windows to the rear and a door to the side, along with two Velux windows allowing for an abundance of natural light. The kitchen is fitted with a range of eye and base level units with roll-edge worktops, incorporating an electric double oven, separate induction hob and extractor fan. Additional features include a breakfast bar with storage, built-in microwave, and space for further appliances. Finished with tiled flooring, recessed downlighting, two radiators, and multiple power points.

Dining Area

Upvc double glazed windows to the front, radiator, power points, and laminate flooring.

First Floor Landing

Upvc double glazed frosted window to the side, access to the loft housing the boiler, recessed downlighting, and a useful storage cupboard. Doors provide access to all bedrooms and the family bathroom.

Bedroom 1

Upvc double glazed windows to the rear, radiator, power points, recessed downlighting, and fitted wardrobes. Opening into:

Walk in En-Suite

Comprising a freestanding bath, two vanity wash hand basins, recessed downlighting, and laminate flooring, recessed down lights.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed windows to the rear, shower cubicle, low-level WC, and pedestal wash hand basin. Additional features include a heated towel rail, partly tiled walls, and an extractor fan.

Rear Garden

A generous-sized enclosed and low-maintenance rear garden, predominantly paved, with a cold water tap and access to the garage. A detached outbuilding to the rear provides excellent additional space and could be utilised as a home office, studio, or versatile workspace.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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		
(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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

