



## 38 Park Avenue

Longlevens, Gloucester, GL2 0EA

**Offers over £325,000**



Murdock and Wasley are proud to present this beautifully maintained three bedroom semi-detached home on Park Avenue, offering space and modern practicality throughout, perfectly suited to contemporary family living.

Upon entering, you are welcomed by an entrance porch leading into the home, with thoughtfully arranged accommodation throughout. The spacious lounge diner is flooded with natural light, creating an elegant yet comfortable setting for both everyday living and entertaining guests. The well-appointed kitchen is designed with ample worktop and storage space, complemented by a separate utility room providing additional practicality and convenience.



### Porch

Accessed via composite front door, door leading to:

### Entrance Hall

Powerpoints, radiator, under stair storage cupboard, stairs leading to the first floor, doors leading to:

### Lounge Diner

Tv points, power points, radiator, Log burner, upvc double glazed bay window with front aspect, double glazed patio doors leading to the rear garden.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, integrated oven with four ring gas hob with extractor hood over. Space for washing machine and fridge, rear aspect double glazed window, double glazed door leading to rear garden, access leading to:

### Utility Room

Power points, radiator, space for appliances, door leading to garage, double glazed upvc window with rear aspect.

### Landing

Powerpoints, upvc double glazed window with side aspect, doors leading to:

### Bedroom One

Power points, radiator, built in storage cupboards, front aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising of panelled bath with dual taps and shower off the mains over, pedestal hand wash basin with dual taps over, low level WC, heated towel rail, partly tiled walls, rear aspect frosted upvc double glazed window.

### Outside

Externally, the property boasts excellent kerb appeal with a substantial driveway providing ample off-road parking, alongside a recently added double garage with electric roller door and contemporary entrance porch. The attractive frontage has been thoughtfully landscaped for ease of maintenance, creating a smart and welcoming first impression.

To the rear, the property benefits from a private and enclosed garden, ideal for both relaxing and entertaining. A generous paved patio area offers the perfect space for outdoor dining, whilst the lawn provides additional family-friendly outdoor space. The garden is enclosed by timber fencing.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band C

### Services

Mains gas, water, electricity and drainage.

### 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			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(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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