Murdock & Wasley
ESTATE AGENTS

14 Cypress Gardens

Longlevens, Gloucester, GL2 0RB

Offers in excess of £250,000

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Murdock and Wasley Estate Agents are delighted to present this extended three-bedroom end-terrace home, ideally situated in the highly sought-after area of Longlevens.
The property offers spacious and versatile accommodation throughout, comprising an entrance hall, cloakroom, a well-proportioned lounge, and a modern kitchen/diner. A conservatory with a solid roof provides additional year-round living space, perfect for a variety of uses.
Upstairs, there are three bedrooms, including a main bedroom with en-suite, along with a well-appointed family bathroom.

Entrance Hall
Accessed via upvc double glazed door, radiator, power point. Doors lead off:

Cloakroom
Suite comprising of vanity wash hand basin with separate hot 'n' cold tap, front aspect upvc double glazed window.

Lounge
Tv point, power points, radiator, stairs to first floor with storage below, upvc double glazed window. Door to:

Kitchen
Range of wall, base and drawer mounted units, worktops, stainless steel sink and drainer, oven/grill with four ring gas hob and extractor hood above. Appliance points, power points, radiator. Space for washing machine, dishwasher and dining table. Part tiled walls, rear aspect upvc double glazed window and sliding door to:

Conservatory
Power points, radiator, side and rear aspect upvc double glazed windows with French doors leading to the garden.

Landing
Power points, radiator, airing cupboard, access to loft via hatch. Doors lead off:

Bedroom One
Tv point, power points, radiator, front aspect upvc double glazed window. opening to:

Ensuite
Suite comprising step in shower cubicle, pedestal wash hand basin, low-level w.c. Part tiled walls extractor fan, inset ceiling spotlights, side 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 panelled bath with shower over, vanity wash basin with mixer tap over and storage below, low level wc. Heated towel rail, part tiled walls, inset ceiling spotlights. rear aspect upvc double glazed window.

Outside
To the front of the property, a a gravelled driveway provides convenient off-road parking for two vehicles.

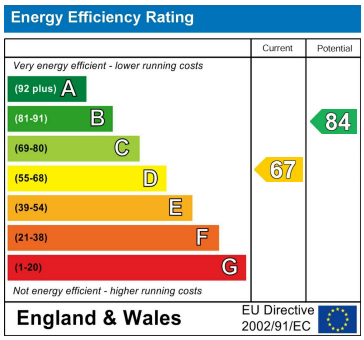
To the rear, the property boasts a low-maintenance garden, thoughtfully designed with a gravel and a composite decked seating area—perfect for relaxing or entertaining. The garden is enclosed by wood-panelled fencing.

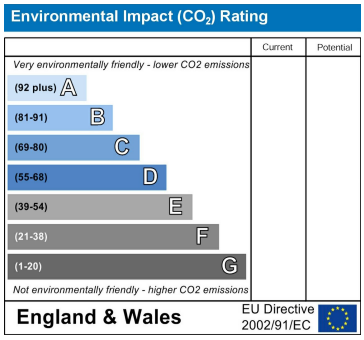
Tenure
Freehold.

Services
Mains water, gas, electricity & 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.





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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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