



## 310 Longford Lane

Gloucester, GL2 9ES

**£335,000**



Murdock & Wasley Estate Agents are proud to present this impressive three/four bedroom terraced home, ideally positioned within a sought-after location and offered to the market with no onward chain.

The property boasts exceptionally spacious and flexible living accommodation, comprising three well-proportioned reception rooms and two bathrooms, perfectly suited to modern family living or those requiring adaptable space. Externally, the home continues to impress with a generous driveway to the front and an enclosed garden to the rear.





### Entrance Hall

Accessed via upvc double glazed door, power points, stairs to first floor landing. Door to:

### Lounge

Tv point, power points, radiator, front aspect upvc double glazed window, rear aspect upvc double glazed door to garden.

### Dining Room

Tv point, power points, radiator, understairs storage cupboard, front aspect upvc double glazed window.

### Study/ Bedroom 4

Tv point, power points, radiator, side aspect upvc double glazed door to garden. Door to:

### Bathroom

Suite comprising panelled bath, wash hand basin with separate taps over, low level wc, wall mounted radiator, partly tiled walls.

### Kitchen

Range of base, wall and drawer mounted units, solid wooden worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, Range cooker with extractor hood over, space for fridge/ freezer and dishwasher. Radiator, side aspect upvc double glazed window. Door to:

### Utility

Power points, appliance points, space for washing machine and tumbler drier, rear aspect upvc double glazed window and upvc double glazed door leading to the garden.

### Landing

Wall mounted radiator, rear aspect window, doors lead off:

### Bathroom

Suite comprising low level w/c, wash hand basin, wall mounted storage cupboard, panelled bath with shower over, partly tiled walls, heated towel rail, inset ceiling spotlights, rear aspect frosted upvc double glazed window

### Bedroom One

Tv point, power points, radiator, inset ceiling spotlights, wooden door to storage cupboard with gas fired boiler, front aspect upvc double glazed window,

### Bedroom Two

Power points, radiator, access to loft space, front aspect upvc double glazed window.

### Bedroom Three

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

### Outside

To the front of the property is a generous driveway providing off-road parking for several vehicles. A shared pathway offers convenient side access to the rear garden.

The rear of the property features a fully enclosed garden, comprising a raised decked area ideal for outdoor seating and entertaining, an artificial lawn, and a large shed providing excellent storage space.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax 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		
(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 <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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