



8 Greyhound Gardens

Longlevens, Gloucester, GL2 0XP

£315,000



Murdock & Wasley Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, ideally situated in the highly sought-after suburb of Longlevens. Conveniently positioned within easy reach of excellent local schools, a wide range of amenities and superb transport links, this property is perfectly suited to growing families and first-time buyers alike.

The accommodation comprises a welcoming entrance hall, two generous reception rooms offering living and dining space, a kitchen, and conservatory that provides additional living space. Upstairs, the property boasts three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from ample off-road parking, garage that has been partially converted to create a practical home gym while retaining useful storage space, and a fully enclosed rear garden designed with low maintenance in mind. Offering an excellent balance of indoor and outdoor living, this home is ready for its next owners to move straight in and enjoy.



Entrance Hall

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

Lounge

Tv point, power points, radiator, coving, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for oven, fridge freezer and dishwasher, laminate flooring, partly tiled walls, rear aspect upvc double glazed window.

Dining Room

Power points, radiator, wooden door to understairs storage cupboard, rear aspect upvc French doors leading to:

Conservatory

Of brick base and upvc construction. Tv point, power points, radiator, laminate flooring, side aspect upvc double glazed French doors leading to the garden.

Landing

Power points, wooden door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

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

Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with shower attachment, heated towel rail, fully tiled walls, tiled flooring, rear aspect upvc double glazed window.

Outside

To the front of the property, a block-paved driveway provides ample off-road parking and leads to the garage. The garage has been partially converted, offering a practical storage area alongside a versatile home gym.

The rear garden is fully enclosed and designed for low-maintenance living, featuring a central lawn bordered by an attractive block-paved patio, creating an ideal space for outdoor dining, entertaining, or relaxing.

Local Authority

Gloucester City Council
Tax Band: C

Tenure

Freehold.

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		86
(69-80) C	78	
(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

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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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