



25 Kimberley Close

Longlevens, Gloucester, GL2 0LH

Offers over £325,000



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally situated in the heart of Longlevens. Offering an enclosed rear garden, a large double garage, and excellent living space, this property combines comfort with exciting potential.

The ground floor welcomes you with a spacious lounge leading into a separate dining room and a well-equipped kitchen. Upstairs, you'll find three good-sized bedrooms and a modern family shower room. Additional features include UPVC double glazing, gas central heating, and the benefit of two vehicles being housed securely in the large garage.

With potential to extend (subject to planning permission) and a fantastic location, this home is perfect for families or anyone looking for a property they can grow into.



Entrance Porch

Accessed via composite front door, inset ceiling spotlights. Door leads off:

Entrance Hall

Power points, wall mounted radiator, door to under stairs, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, power points, feature fireplace with surround, wall mounted radiator, front aspect upvc double glazed windows. Opening leads off:

Dining Room

Power points, wall mounted radiator, space for dining table, rear aspect upvc double glazed french doors leading to garden.

Kitchen

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap over, eye level oven/grill, four ring induction hob with extractor hood over. Appliance points, power points, wall mounted radiator. Integrated dishwasher, space for fridge freezer and washing machine. Rear aspect upvc double glazed window and side aspect double glazed door leading out into the garden.

Landing

Access to loft via hatch, side aspect upvc double glazed window. Door leads off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Power points, wall mounted radiator, door to over stairs storage, front aspect upvc double glazed window.

Shower room

Suite comprising low level wc, step in corner cubicle with electric shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted heated towel rail, rear aspect frosted upvc double glazed window.

Double Garage

Accessed via double electric door, power points, overhead lighting, rear aspect single glazed window and personnel door leading to the garden.

Outside

To the front of the property a garden laid to lawn is bordered by flower beds.

To the side of the property a garden mainly laid to lawn is enclosed by wooden fencing and hedgerow. A wooden gate provides side access.

To the rear of property a garden partly laid to lawn and partly to flower beds is enclosed by wooden fencing, further features include an outdoor tap and overhead canopy to the rear of the garage.

Tenure

Freehold

Services

Mains water, electricity, gas & drainage.

Local Authority

Gloucester City 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		83
(81-91) B		
(69-80) C	70	
(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.

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