



87 Lavington Drive

Longlevens, Gloucester, GL2 0HR

£425,000



We are delighted to welcome to the open market this exceptional and extended semi-detached family home, tucked away within a popular cul-de-sac in Longlevens and occupying a desirable corner plot position. Presented in A1 condition throughout, the property offers stylish and spacious accommodation, with a strong emphasis on open-plan living—perfect for modern family life and entertaining. A superb opportunity for growing families seeking a home ready to move straight into — early viewing is highly recommended.



Entrance Hallway

Accessed via Upvc double glazed front door, power points, stairs leading to first floor with under stairs storage space, storage cupboard. Doors to lounge & open plan kitchen/diner.

Lounge

Upvc double glazed bay window to front, television point, radiator, power points.

Open Plan Kitchen/Diner/Family Room

Upvc double glazed bi-fold doors & separate french doors to rear, eye & base level units with roll edge work tops, breakfast bar with sink/drainers & storage, electric double oven with separate induction hob & hood, built in appliances, two radiators, power points, recessed down lights.

Utility

Upvc double glazed window to side & Upvc double glazed door to rear, base level units with roll edge work tops. sink/drainers, plumbing & space for washing machine & tumble dryer, wall mounted combination boiler, radiator.

Cloakroom

Upvc double glazed frosted window to rear, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all other rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points, built in storage.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, extractor fan, tiled walls.

Rear Garden

A beautifully maintained garden which is partly paved, mainly laid to lawn, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

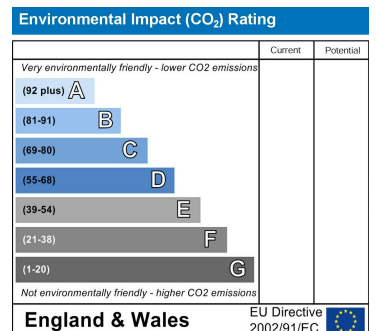
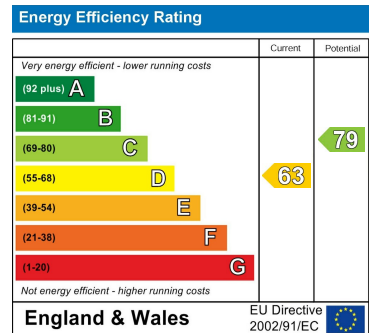
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Gloucester City Council- Band C



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

