



## 23 Whitebeam Close

Longlevens, Gloucester, GL2 0UG

**£240,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented two bedroom terraced house situated in a popular and sought after location close to top achieving schools and local amenities.

Boasting an enclosed west facing garden with home office, we feel this property is suitable for a variety of purchasers to include First Time Buyers and investors alike.

With such desirable features, this property is expected to attract significant interest. Arrange a viewing today to secure your opportunity to call this delightful house your new home!



### Entrance Hall

Accessed via upvc double glazed door, power points, tiled flooring, inset ceiling spotlights. Opening to:

### Kitchen

Range of base, wall and drawer mounted units, solid wooden worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob with extractor hood over, integral fridge/ freezer and washing machine. Partly tiled walls, inset ceiling spotlights, wall mounted radiator, front aspect upvc double glazed window. Door to:

### Lounge/ Diner

Tv point, telephone point, power points, radiator, space for dining table, stairs to first floor landing, rear aspect upvc double glazed window and door.

### Landing

Power points, airing cupboard housing the gas fired combination boiler, access to loft space. Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap

over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, tiled flooring, front aspect upvc double glazed window.

### Outside

To the side of the property is allocated off-road parking.

To the rear is an enclosed, westerly-facing garden, designed for ease of maintenance and outdoor enjoyment. The space features a patio area ideal for a table and chairs, raised borders, an outside tap, and feature lighting. Steps lead down to a home office, complete with power and lighting, accessed via double-glazed doors. A further benefit is a personnel gate providing access to Brionne Way.

### Tenure

Freehold.

### Services

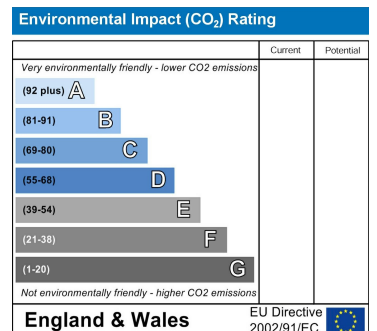
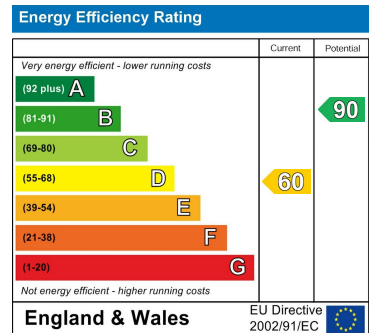
Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: A

### 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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