



## 345 Longford Lane

, Gloucester, GL2 9EL

**Offers in excess of £425,000**



Murdock & Wasley Estate Agents are proud to present this truly show-stopping period home, superbly positioned on the ever-popular Longford Lane. Beautifully extended and thoughtfully redesigned, the property blends timeless character with stylish contemporary living to create a distinctive and highly desirable family residence.

At the heart of the home is an impressive open-plan living space, perfectly suited to modern family life and entertaining, while a wealth of original features have been carefully preserved, ensuring the property's historic charm remains front and centre.



### Entrance Porch

Accessed via Upvc double glazed front door, Upvc double glazed windows to side & front, door through to entrance hall,

### Entrance Hallway

Accessed via door, radiator, original ceramic floor tiles, stairs leading to first floor, doors to both lounge & open plan kitchen/dining area.

### Lounge

Upvc double glazed box bay window to front with fitted shutter blinds, Upvc double glazed window to side, television point, radiator, power points, original feature fire place.

### Open Plan Kitchen/Diner

Wooden double glazed French doors to the side, with wooden double glazed windows to the side and rear, and two skylights providing excellent natural light. The kitchen is fitted with eye and base level units, a breakfast bar, sink and drainer, cooker point, space for appliances, and a built-in dishwasher. Additional features include underfloor heating, natural stone flooring, an under-stairs storage cupboard, and a door leading to:

### Utility

Door leading to rear garden, wall mounted combination boiler, space & plumbing for appliances, tiled flooring with under floor heating. Door to:

### Cloakroom

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, tiled flooring with under floor heating.

### First Floor Landing

Radiator, stairs leading to second floor landing, doors to bedrooms 1,3 & 4. Door also to main bathroom.

### Bedroom 1

Two Upvc double glazed windows to front, radiator, power points, fitted wardrobe.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points, exposed floor boards.

### Bedroom 4

Upvc double glazed window to rear, radiator, power points, exposed floor boards.

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, exposed floorboards.

### Second Floor Landing

Upvc double glazed window to rear, door through to:

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, recessed down lights, eaves storage.

### Rear Garden

An enclosed and private garden, partly paved and mainly laid to lawn, with gated side and rear access.

### Detached Outbuilding - Current Gym

Approached via double doors, power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity, drainage & under floor heating.

### Local Authority

Tewkesbury Borough Council- 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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