Murdock & Wasley
ESTATE AGENTS



95 Park Avenue

Longlevens, Gloucester, GL2 0EQ

£390,000

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We are delighted to welcome to the market this beautifully presented three/four bedroom semi-detached family home, ideally situated in the heart of Longlevens.
Offering stylish open-plan living and a modern finish throughout, this fantastic property provides versatile accommodation perfectly suited to contemporary family life. Early viewing is highly recommended to fully appreciate everything this home has to offer.
The ground floor comprises a welcoming entrance hallway, impressive open-plan lounge/kitchen/diner, cloakroom, utility room and an additional reception room, which could also be utilised as a fourth bedroom depending on your needs.
Upstairs, there are three bedrooms and a family bathroom.
Externally, the property boasts a beautifully landscaped rear garden, providing an attractive space to relax and entertain. A detached outbuilding, currently used as a home office, offers excellent additional space for those working from home or requiring a separate workspace.







Entrance Hall
Accessed via composite door, power points, radiator, stairs to first floor landing. Doors lead off:

Lounge
Power points, radiator, feature fireplace, inset ceiling spotlights, front aspect upvc double glazed bay window. Opening to:

Kitchen/Breakfast Room
Range of base, drawer and wall mounted units, Quartz worksurfaces, ceramic sink unit with mixer tap over. Appliance point, power points, five ring hob with extractor hood over, eye level double oven/grill, integral microwave, dishwasher and wine cooler, space for fridge/freezer. Partly tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Hallway
Radiator, door to storage cupboard, tiled flooring, inset ceiling spotlights, rear aspect upvc double door leading to the garden.

Utility
Base unit with laminate worktop, single sink unit with mixer tap over, space for washing machine and tumble dryer. Power points, inset ceiling spotlights. Doors lead off:

Cloakroom
Low level wc, vanity wash hand basin with mixer tap over and storage below, tiled splashback, heated towel rail.

Study
Power points, radiator, inset ceiling spotlights.

Landing
Power points, radiator, access to loft space, inset ceiling spotlights. Doors lead off:

Bedroom One
Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed bay window.

Bedroom Two
Power points, radiator, fitted wardrobes, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, front 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. Partly tiled walls, heated towel rail, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outbuilding
A versatile outbuilding featuring power and lighting with a rear aspect upvc double glazed window and bi-folding doors leading to the garden.

Outside
To the front of the property is a spacious gravelled driveway, complemented by a block-paved area providing additional off-road parking and access to the garage with power, lighting, and hot and cold water.

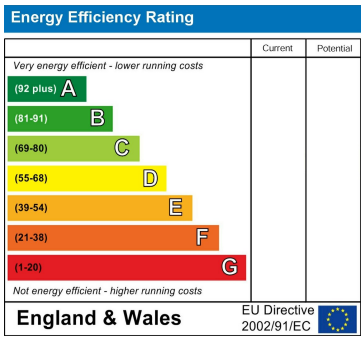
To the rear of the property lies a beautifully maintained, enclosed garden, predominantly laid to lawn with a spacious paved patio area, ideal for outdoor furniture and alfresco dining. Complemented by established shrubs and wooden panel fencing, the garden also benefits from a wooden shed equipped with power and lighting. Overlooking allotments to the rear, the garden enjoys an added degree of privacy.

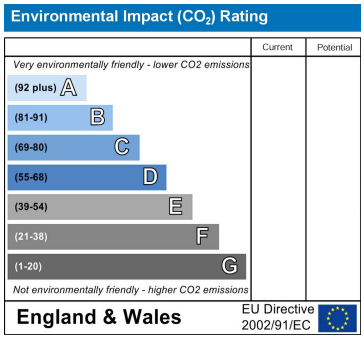
Tenure
Freehold.

Services
Mains water. gas, drainage and electricity.

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.







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 firms 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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