



6 Grasmere Road

Longlevens, Gloucester, GL2 0NQ

Offers in excess of £335,000



We are delighted to welcome to the market this charming 1930's semi-detached family home, ideally situated on a popular tree-lined road in Longlevens.

Offering generous living space throughout, this property makes for a perfect starter home for growing families. Characterful and well-proportioned, it provides excellent potential alongside comfortable day-to-day living. Externally, the home benefits from a larger-than-average rear garden, ideal for outdoor enjoyment, along with a garage and off-road parking to the front, adding convenience and practicality.



Entrance Hallway

Accessed via Upvc double glazed front door, obscure window to side, radiator, stairs leading to first floor with under stairs storage. Doors to kitchen, lounge & dining room.

Lounge/Diner

UPVC double glazed bay window to the front and UPVC double glazed sliding doors to the rear, allowing plenty of natural light. Television point, radiators, and power points.

Kitchen

UPVC double glazed windows to both sides and a door leading to the rear garden. Fitted with a range of eye and base level units complemented by roll-edge worktops and an inset sink/drain. Integrated electric oven with gas hob and extractor hood, with space for further appliances. Useful pantry cupboard providing additional storage.

First Floor Landing

Access to loft via hatch, UPVC double glazed window to the side, and a useful airing cupboard. Doors leading to all rooms.

Bedroom 1

UPVC double glazed bay window to the front, radiator, and power points.

Bedroom 2

Two UPVC double glazed windows to the rear,

allowing plenty of natural light, radiator, and power points.

Bedroom 3

UPVC double glazed window to the front, radiator, and power points.

Bathroom

UPVC frosted double glazed window to the rear, comprising a panelled bath, low-level WC, and pedestal wash hand basin. Complemented by partly tiled walls and a heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, an area laid to gravel to the rear, flower & shrub borders, gated side access.

Detached Garage

Up & over door. Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City 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 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.

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

