



99 Park Avenue

Longlevens, Gloucester, GL2 0EQ

£430,000



We are delighted to welcome to the open market this much-loved and spacious semi-detached home, boasting an open outlook to the rear. Situated on a highly desirable road in Longlevens, this wonderful property offers generous living space throughout and has been thoughtfully extended to create the perfect family home.

The internal living accommodation comprises of: Entrance hallway, open plan lounge/diner & kitchen. Upstairs are four bedrooms & bathroom. Outside to the rear we have a private enclosed garden with garage & parking also included.



Entrance Hall

Accessed via upvc double glazed window, radiator, stairs to first floor landing, understairs storage cupboard, coving, front aspect upvc double glazed window. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral AEG oven, four ring electric induction hob with extractor hood over, dishwasher, space for washing machine and fridge/freezer. Partly tiled walls, radiator, door to storage cupboard, inset ceiling spotlights, coving, rear aspect upvc double glazed window and side aspect upvc double glazed door to the garage.

Lounge

Power points, two radiators, feature fireplace, coving, front aspect upvc double glazed windows. Opening to:

Dining Room

Power points, radiator, space for dining table and chairs, coving, rear aspect upvc double glazed window, door to kitchen.

Landing

Power points, coving, access to loft space. Doors lead off:

Bedroom One

Power points, two radiators, coving, front and rear aspect upvc double glazed windows.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Power points, 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. Fully tiled walls, heated towel rail, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Garage

Accessed via bi-folding doors, range of base, drawer and wall mounted units, power points, space for appliances, rear aspect upvc door leading to the garden.

Outside

To the front of the property there is a spacious block-paved driving providing ample off road parking with a gravelled area and low brick wall.

At the rear, the property boasts a fully enclosed garden featuring a neatly laid lawn, a gravelled section, and a pathway leading to a spacious decked area, ideal for outdoor furniture, complete with a wooden pergola and raised flower beds to the side. There is also space for a wooden shed, along with a convenient outdoor tap.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: D

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		
	58	77
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

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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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