



149 Longford Lane

Longlevens, Gloucester, GL2 9HD

£450,000



We are thrilled to welcome to the market this exceptionally presented 1930s home, situated on a highly desirable road in the heart of Longlevens. This property has been beautifully extended and offers an impressive combination of character and contemporary style.

In terms of living accommodation, we have: Entrance hallway, cloakroom, lounge & OPEN PLAN Kitchen/Diner/Family room. Upstairs are three DOUBLE bedrooms & modern fitted bathroom suite.

Outside space is as impressive, with a larger than average garden & off road parking to the front.

With its prime location and exquisite design, this chain-free property is ideal for families seeking a forever home.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to side, radiator, power points, laminate flooring, stairs leading to first floor, storage cupboard, doors to cloakroom, lounge & open plan kitchen/diner/family room.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, laminate flooring,

Lounge

Upvc double glazed bay window to front, television point, radiator, power points, recessed down lights.

Open Plan Kitchen/Family Room

Two Upvc double glazed window to side, Upvc double glazed bi-fold doors to rear, eye & base level units with roll edge work tops, breakfast bar with storage, electric oven with induction hob & hood, built in dishwasher, space for further appliances, recessed down lights, two radiators, power points, storage cupboard, laminate flooring.

First Floor Landing

Upvc frosted double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points, recessed down lights.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, extractor fan, partly tiled walls, heated towel rail, recessed down lights.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, trees, cold water tap, gated side access leading to the front of the property.

Local Authority

Gloucester City Council- Band C

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

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		85
(81-91) B		
(69-80) C	69	
(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

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