



## 8 Greyhound Gardens

Longlevens, Gloucester, GL2 0XP

**£295,000**



MURDOCK & WASLEY ESTATE AGENTS welcome NEW TO THE MARKET this perfect first time home located in a highly sought after location. The accommodation comprises of: Entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms & bathroom. Outside to the rear we have an enclosed garden with a GARAGE & DRIVEWAY also included we feel this offers excellent value for money.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, laminate flooring, central heating thermostat, stairs to first floor, door to:

### Lounge 15'5" x 11'5" (4.7 x 3.5)

Upvc double glazed windows to front, television point, radiator, power points, door to:

### Kitchen/Diner 14'5" x 10'5" (4.4 x 3.2)

Upvc double glazed windows to rear & Upvc double glazed french doors to rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for fridge/freezer, plumbing for dish washer, under stairs storage cupboard, laminate flooring, power points, radiator.

### Conservatory 13'9" x 11'5" (4.2 x 3.5)

Upvc double glazed doors to side, Upvc double glazed windows, pvc roof, laminate flooring, radiator.

### First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

### Bedroom 1 14'9" x 8'10" (4.5 x 2.7)

Upvc double glazed windows to front, radiator, power points.

### Bedroom 2 11'9" x 8'10" (3.6 x 2.7)

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3 10'2" x 6'6" (3.1 x 2.0)

Upvc double glazed windows to front, radiator, power points.

### Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, part tiled walls, towel rail, heated towel rail,

### Rear Garden

Enclosed area which is partly paved, area laid to lawn, cold water tap, door to:

### Garage

Up & over door with 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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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