



18 Sandyleaze

Longlevens, Gloucester, GL2 0PY

£235,000



MURDOCK & WASLEY ESTATE AGENTS are excited to present this starter home in the heart of Longlevens, offered with no onward chain. The property has been beautifully refurbished and features an inviting entrance hallway leading to two spacious reception rooms and a recently renovated kitchen. There are also three cozy bedrooms and a bathroom.

Outside, you'll find a generous rear garden, perfect for relaxation or entertaining. This home is conveniently located within walking distance of Sir Thomas Rich's School and Elmbridge Primary School, making it an excellent opportunity for first-time buyers. Don't miss out on making this lovely property your own!



Entrance Hallway

Accessed via upvc double glazed door, power point, radiator, wooden door to under stairs storage, stairs to first floor landing. Door leads off:

Lounge

Television point, data point, power points, radiator, front aspect upvc double glazed window. Opening leads off

Dining Room

Power points, radiator, space for dining table, upvc double glazed french door leading to garden. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for cooker with extractor hood over, space for washing machine and tall fridge/ freezer. Partly tiled walls, opening leads to pantry, rear aspect upvc double glazed window. Door leads off:

First Floor Landing

Power point, access to loft via hatch. Doors lead off:

Bedroom One

Power points, radiator, doors to wardrobes, rear aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

Power points, radiator, door to over stairs wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower and taps over, low level wc, pedestal wash hand basin with taps over, partly tiled walls, vinyl flooring, rear aspect frosted upvc double glazed window.

Outside

To the front of the property there is a flagstone path surrounded by a garden laid to lawn enclosed by a low level wall and hedges.

To the rear of the property a flagstone patio leads down to a garden laid to lawn which is enclosed enclosed by wooden fencing.

Tenure

Freehold.

Services

Mains water, electricity, gas & drainage

Local Authority

Gloucester City Council
Council Tax Band: C

Agent Note

Laing Easiform Construction.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 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.

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