



97 Paygrove Lane

Longlevens, Gloucester, GL2 0BQ

Offers in excess of £475,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to bring to the market this exceptionally presented, EXTENDED, four bedroom property which really has been taken to another level by the current owners. The accommodation offers an array of living space throughout & if you are a growing family looking for potentially that forever home then this could well be the one for you. On the ground floor we have a large entrance hallway, cloakroom, lounge, dining room with bi-folding doors, OPEN PLAN Kitchen/Diner/Family room & a utility. Upstairs has four bedrooms (3 doubles, 1 single) modern en-suite & bathroom. Outside we have a generous size rear garden with DRIVEWAY to front.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to side, two radiators, power points, recessed down lights, alarm system, laminate flooring, stairs to first floor with under stairs storage space, doors to lounge, dining room & kitchen/diner/family room.

Lounge 16'0" x 12'1" (4.9 x 3.7)

Upvc double glazed windows to front, television point, radiator, power points, gas feature fire place.

Dining Room 10'5" x 9'10" (3.2 x 3.0)

Opened via bi-folding doors, radiator, laminate wood flooring, recessed down lights.

Open Plan Kitchen/Diner/Family Room 27'2" x 20'4" (8.3 x 6.2)

Two sets of Upvc double glazed french doors to rear, two Upvc double glazed windows to rear, eye & base level units with granite worktops, sink/drain, electric double oven with separate AEG induction hob & hood, integral fridge/freezer & dishwasher, recessed down lights, two radiators, power points, microwave, door to:

Utility Room 7'2" x 6'6" (2.2 x 2.0)

Upvc double glazed door to side, base level units with granite worktops, plumbing for washing machine & tumble dryer, wall mounted combination boiler, radiator, laminate wood flooring, recessed down lights, door to:

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, part tiled walls, heated towel rail.

First Floor Landing

Access to loft via hatch, power point, recessed down light, doors to all rooms.

Bedroom 1 21'11" x 11'5" (6.7 x 3.5)

Upvc double glazed windows to front & velux window to rear, radiator, power points, built in eaves storage, built in wardrobe, door to:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, extractor fan.

Bedroom 2 16'0" x 9'10" (4.9 x 3.0)

Upvc double glazed windows to front, radiator, power points, built in storage ,cupboard.

Bedroom 3 11'1" x 10'2" (3.4 x 3.1)

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

Bedroom 4 10'9" x 8'10" (3.3 x 2.7)

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, heated towel rail, part tiled walls.

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, shed, cold water tap, large side storage area.

Tenure

Freehold.

Services

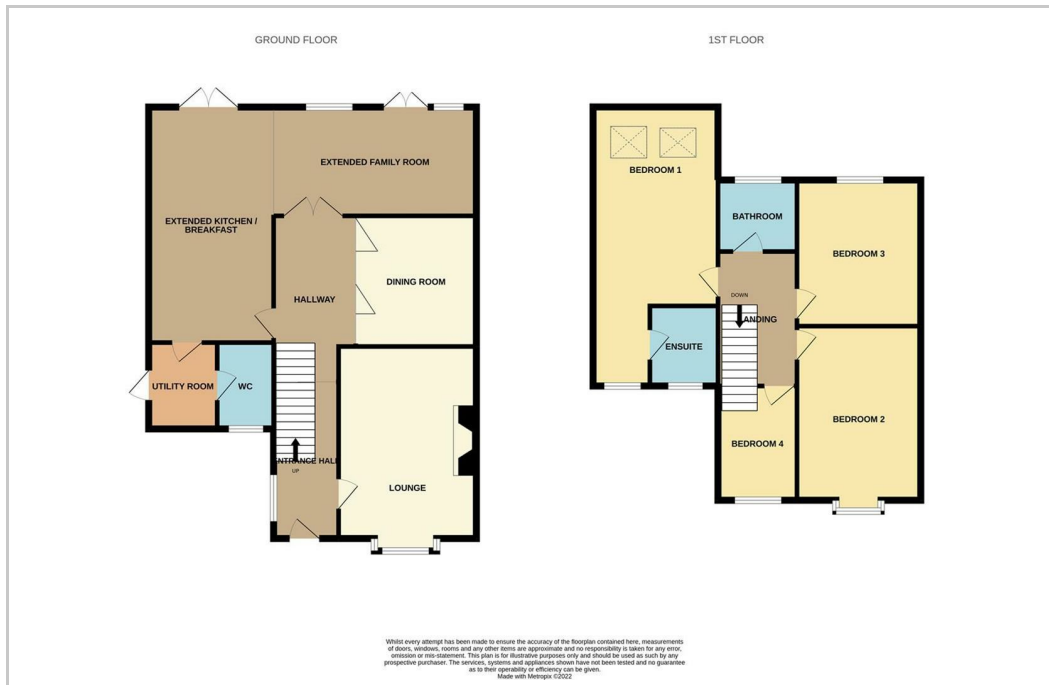
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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			
England & Wales		67	78
		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.

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