



14 Beaumont Road

Longlevens, Gloucester, GL2 0EJ

£375,000



We are delighted to introduce this beautifully presented semi-detached home, newly available on the open market and situated in the ever-popular Longlevens area.

Originally a four-bedroom property, the home has been thoughtfully reconfigured by the current owners to create a stunning master suite, complete with an en-suite and dressing area. The result is a spacious and well-balanced layout, perfect for modern family living.

Further living space comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner & conservatory. Upstairs are three double bedrooms, bathroom, en-suite & dressing area.

Outside we have an enclosed garden with garage & driveway to the front.



Entrance Hallway 18'2 x 5'11 (5.54m x 1.80m)

Approached via Upvc double glazed front door, tiled flooring, radiator, power points, recessed down lights, stairs leading to first floor with under stairs storage space, door to cloakroom, lounge & kitchen/diner.

Cloakroom 8'5 x 2'11 (2.57m x 0.89m)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Lounge 17'3 x 10'10 (5.26m x 3.30m)

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

Open Plan Kitchen/Diner 19'7 x 10'3 (5.97m x 3.12m)

Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in fridge/freezer & dishwasher, laminate wood flooring, power points, radiator. Door too:

Conservatory 10'3 x 7'7 (3.12m x 2.31m)

Upvc double glazed french doors to side, Upvc double glazed windows throughout, power points, exposed brickwork.

First Floor Landing 6'9 x 5'10 (2.06m x 1.78m)

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

Bedroom 1 14'7 x 10'9 (4.45m x 3.28m)

Upvc double glazed windows to front, radiator, power points, opening through too:

Dressing Area 8'11 x 6'3 (2.72m x 1.91m)

Upvc double glazed windows to front, radiator, power points. Door too:

En-Suite 8'10 x 4'8 (2.69m x 1.42m)

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights recessed down lights, extractor fan, tiled flooring.

Bedroom 2 10'9 x 10'3 (3.28m x 3.12m)

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

Bedroom 3 10'3 x 8'9 (3.12m x 2.67m)

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

Bathroom 8'0 x 5'9 (2.44m x 1.75m)

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

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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		85
(81-91) B		
(69-80) C	72	
(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 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

