



## 69 Riversley Road

Longlevens, Gloucester, GL2 0QU

**£525,000**



We are delighted to bring to the market this exceptional and stylish three-bedroom extended family home, situated on the ever-popular Riversley Road in Longlevens.

This beautifully presented property offers open-plan living with bi-fold doors, a generous 120ft rear garden, and three double bedrooms, making it an ideal forever home for families.

Perfectly positioned in a desirable location, this stunning home offers both character and contemporary style, making it an ideal choice for families.



### Entrance Hallway 15'7 x 5'10 (4.75m x 1.78m)

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

### Cloakroom 4'11 x 2'4 (1.50m x 0.71m)

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

### Lounge 14'2 x 11'8 (4.32m x 3.56m)

Upvc double glazed box bay window to front, television point, radiator, power points, gas fire place.

### Open Plan Kitchen/Diner/Lounge 25'2 x 10'10 (7.67m x 3.30m)

Upvc double glazed sliding doors to rear, roof lantern, eye & base level units with quartz work tops, sink/drain, electric double oven with separate induction hob & hood, built in fridge/freezer & dishwasher, breakfast bar with storage, recessed down lights, power points, under floor heating. television point, door to:

### Utility Room 8'11 x 3'10 (2.72m x 1.17m)

Upvc frosted double glazed window to side, base level units with roll edge work tops, sink/drain, plumbing for washing machine, cupboard housing combination boiler, under floor heating, recessed down lights.

### First Floor Landing

Upvc double glazed frosted window to side, doors to bedrooms 1,2 & bathroom.

### Bedroom 1 14'7 x 10'11 (4.45m x 3.33m)

Upvc double glazed box bay window to front, radiator, power points.

### Bedroom 2 12'1 x 11'9 (3.68m x 3.58m)

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

### Bathroom 7'7 x 7'3 (2.31m x 2.21m)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, extractor fan, shaver point, tiled walls.

### Former Bedroom 3 9'1 x 6'6 (2.77m x 1.98m)

Upvc double glazed windows to rear, power points. Stairs leading to bedroom 3.

### Bedroom 3 20'5 x 11'3 (6.22m x 3.43m)

Six velux windows, radiator, power points.

### Rear Garden

A large rear garden which is partly paved, mainly laid to lawn, summer house with mezzanine, cold water tap, gated side access.

### Garage 25'0 x 9'0 (7.62m x 2.74m)

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity, drainage & under floor heating.

### Local Authority

Gloucester City Council- Band E

### 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			
(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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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

