



36 Park Avenue

Longlevens, Gloucester, GL2 0EA

£320,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this three-bedroom semi-detached home, situated in a popular location and offered with no onward chain.

Boasting extended accommodation and a conservatory, the property offers fantastic potential for modernisation. Further benefits include an enclosed rear garden, garage, and driveway. This is a home we highly recommend viewing to fully appreciate the space and opportunity on offer.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator, stairs to first floor landing. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, eye-level double oven/ grill, four ring gas hob with extractor hood over. Space for washing machine, tumble drier and fridge/ freezer, pantry, under stairs storage cupboard, side and rear aspect upvc double glazed windows.

Lounge/ Diner

Tv point, telephone point, power points, two radiators, feature fireplace, space for dining table, front aspect upvc double glazed bay window and rear aspect sliding aluminium double glazed doors to:

Conservatory

Of brick base, upvc construction with a polycarbonate roof.

Landing

Side aspect glazed window, access to loft space. Doors lead off:

Bedroom One

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

Bedroom Two

Power points, radiator, rear aspect double glazed bay window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath, separate shower cubicle with electric shower, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring, rear aspect double glazed window.

Outside

To the front of the property is a block paved driveway providing off-road parking for two vehicles. This in turn leads to the garage, accessed via an electric roller door, and benefits from power, lighting, and a rear personnel door leading to the garden.

To the rear is an enclosed garden comprising a flagstone patio, ideal for outdoor dining, an outside tap, and a flat lawn.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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		55	74
		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	

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

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