



## 21 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AS

**£400,000**



This well presented four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for modern family living. Finished to a good standard throughout, the property is perfectly positioned close to local shops and highly regarded schools.

The ground floor features a bright and welcoming lounge/diner, a modern fitted kitchen, and a convenient cloakroom. Upstairs, there are four generously sized bedrooms, including a fantastic size master bedroom with en-suite, along with a contemporary family bathroom.





### Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door to lounge/diner.

### Lounge/Diner

Upvc double glazed bay window to front & Upvc double glazed window to rear & side, television point, two radiators, power points. Door through to:

### Open Plan Kitchen/Family Room

Upvc double glazed windows to side & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge/freezer, recessed down lights, radiator, power points, door to:

### Cloakroom

Low level wc & pedestal wash hand basin, towel rail, laminate flooring.

### First Floor Landing

Stairs leading to second floor, doors to bedrooms 1,2,3 & bathroom.

### Bedroom 1

Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

### Shower Room

Shower cubicle, pedestal wash hand basin, partly tiled walls.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

### Bedroom 3

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

### Bathroom

Upvc double glazed frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

### Second Floor Landing

Door too:

### Bedroom 4

Velux window to rear, air conditioning unit, eaves storage.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, raised decking area, gated side access.

### Tenure

Freehold.

### Services

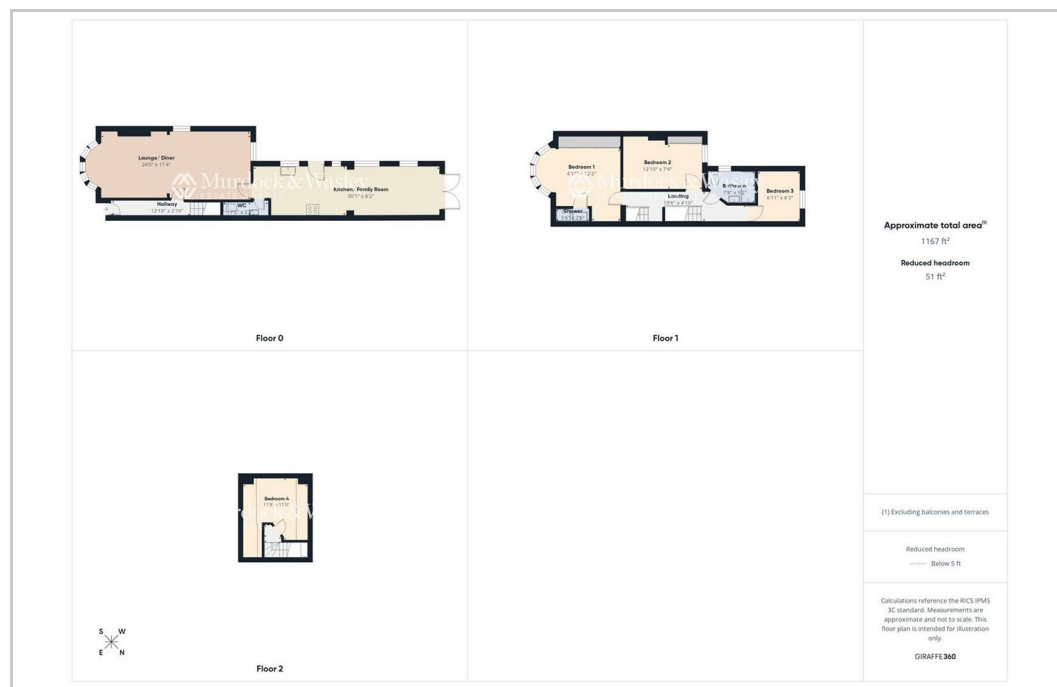
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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		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

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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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