



4 Beechcroft Road

Longlevens, Gloucester, GL2 9HF

Offers over £285,000



Murdock & Wasley Estate Agents present this exceptionally maintained, perfect starter home, ideally situated in the heart of Longlevens. Offering a wonderful blend of style and functionality, this property is sure to impress first-time buyers, young professionals, or small families alike.

The accommodation comprises of: Entrance hallway, lounge, recently fitted kitchen/diner is a standout, boasting modern finishes and a layout ideal for both everyday meals and entertaining, two double bedrooms & recently fitted shower room. Additionally, a detached office adds incredible versatility, creating a private space perfect for working from home or pursuing hobbies.

Conveniently located close to local amenities, schools, and transport links, this property is an excellent opportunity not to be missed.



Entrance Hall

Approached via Upvc double glazed front door, tiled flooring, stairs leading to first floor, central heating thermostat, door to lounge & archway to kitchen/diner.

Lounge 15'5 x 9'2 (4.70m x 2.79m)

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

Kitchen/Diner 15'4 x 8'11 (4.67m x 2.72m)

Upvc double glazed windows to side & rear, base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, space for appliances, power points, recessed down lights, tiled flooring, large under stairs storage & radiator.

First Floor Landing

Access to loft via hatch, doors to both bedrooms & shower room.

Bedroom 1 15'6 x 9'2 (4.72m x 2.79m)

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

Bedroom 2 9'3 x 8'10 (2.82m x 2.69m)

Upvc double glazed windows to rear, radiator, power points, over stairs storage cupboard.

Shower Room 5'9 x 5'4 (1.75m x 1.63m)

Upvc frosted double glazed window to rear, walk in shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, small area of lawn, raised decking area, cold water tap, gated side access.

Detached Home Office 14'11 x 8'1 (4.55m x 2.46m)

Accessed via Upvc double glazed french doors, Upvc double glazed windows to side, laminate flooring, air con & heating unit, power & lighting.

Tenure

Freehold.

Services

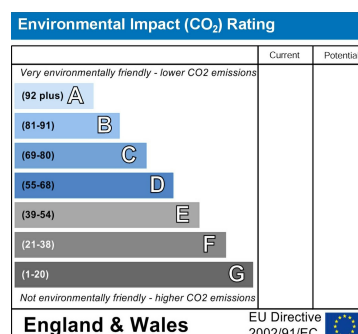
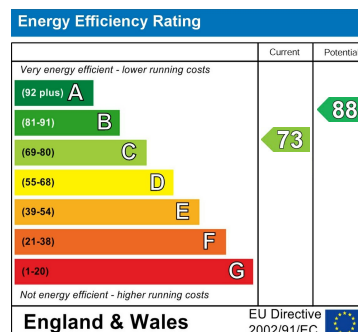
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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.



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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