



## 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/drainer, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		73
(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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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