Murdock & Wasley
ESTATE AGENTS



18 Flower Way

Longlevens, Gloucester, GL2 9JD

Offers in excess of £280,000

2 | 1 | 1 | D

Murdock & Wasley Estate Agents are pleased to present this well-presented two bedroom semi-detached bungalow to the market. Situated in a highly sought-after location, the property is conveniently placed for a range of local amenities, public transport links, including nearby bus stops, and well-regarded schools.

Offered to the market with no onward chain, this property presents an excellent opportunity for those looking to downsize. The accommodation comprises a newly fitted kitchen with an adjoining dining area, along with two well-proportioned bedrooms, a spacious lounge and a newly fitted bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, along with an enclosed rear garden.







Entrance Hall
Accessed via upvc double glazed door, radiator, laminate flooring, access to loft space. Doors lead off:

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, four ring gas hob with extractor hood over, integral dishwasher, space for washing machine, tiled flooring, rear aspect upvc double glazed window. Opening to:

Dining Room
Power points, vertical radiator, space for dining table and chairs and fridge/freezer, laminate flooring, side aspect upvc double glazed window and door leading to the garden.

Lounge
Power points, vertical radiator, electric fireplace, laminate flooring, front aspect upvc double glazed window.

Bedroom One
Power points, radiator, fitted wardrobes, laminate flooring, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Bathroom
Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Vailant boiler, heated towel rail, laminate flooring, side aspect upvc frosted double glazed window.

Outside
To the front of the property, a block-paved driveway provides generous off-road parking.

To the side, there is further space for additional parking, with access to the front door and a wooden gate leading through to the rear garden.

The rear garden features a spacious, level lawn, enclosed by wooden panel fencing for added privacy. A paved pathway leads through the garden, with space towards the rear for wooden sheds.

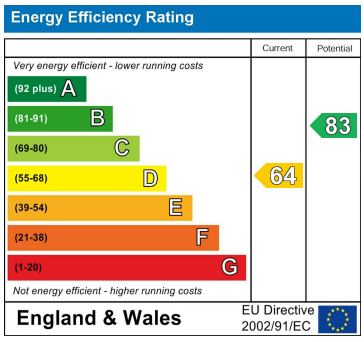
Tenure
Freehold.

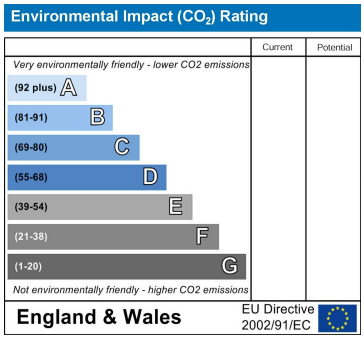
Local Authority
Gloucester City Council.
Council Tax Band: C

Services
Mains water, gas, electricity and drainage.

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.







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 firms 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

rightmove The Property Ombudsman