



23 Kendal Road

Gloucester, GL2 0ND

£395,000



We are delighted to welcome to the market this exceptionally presented and extended 1930's family home, nestled within a highly popular and sought-after close in Longlevens.

Beautifully blending character with modern living, the property boasts impressive open-plan accommodation, making it ideal for families and those who love to entertain.

Further highlights include a generous rear garden, detached garage, and ample off-road parking, all adding to the practicality and appeal of this wonderful home.

Properties of this calibre and location are always in high demand — early viewing is a must!



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, frosted window to side, radiator, stairs to first floor, door to cloakroom, door through to open plan kitchen/diner.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls.

Lounge

Upvc double glazed bay window to front, television point, radiator, power points, log burner, sliding doors through to open plan kitchen/diner.

Open Plan Kitchen/Diner

Two Upvc double glazed windows to side & Upvc double glazed window to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, built in dishwasher, space for further appliances, recessed down lights, radiator, laminate flooring, radiator. Opening to family room.

Family Room

Upvc double glazed bi-fold doors to rear, laminate flooring, radiator, power points.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch which holds the combination boiler (fitted 5 years ago) doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, gated side access, door to garage.

Detached Garage

Up & over door with power & lighting. Window to rear.

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.



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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