



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/drain, 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.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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