



87 Beechcroft Road

Longlevens, Gloucester, GL2 9HE

£339,950



We are delighted to welcome to the market this four-bedroom semi-detached house located in the sought-after area of Longlevens. This property is perfect for growing families looking for their forever home, offering a side and rear extension that provides an abundance of living space throughout.

In addition to the spacious interior, the home benefits from a garage and ample parking, making it both practical and convenient. With its generous accommodation and desirable location, we believe this property offers excellent value for money. Early viewing is highly recommended!



Entrance Hallway

Approached via Upvc double glazed front door, stairs to first floor, door to:

Lounge/Diner

Upvc double glazed windows to front, television point, radiator, power points, under stairs storage cupboard, laminate flooring, door to kitchen & archway through to:

Family Area

Double glazed sliding door to rear, laminate flooring, radiator, power points.

Kitchen

Upvc double glazed window to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, tiled flooring, door through to:

Rear Lobby

Double glazed door to side, space for fridge/freezer, door to:

Cloakroom

Upvc double glazed window to side, Low level wc & pedestal wash hand basin.

First Floor Landing

Loft hatch, door to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, raised decking area. Cold water tap. Door to:

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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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

