



## 16 Saxon Close

Longlevens, Gloucester, GL2 0TZ

**Offers in excess of £350,000**



We are delighted to welcome to the open market this exceptionally presented, thoughtfully extended detached family home, nestled in a quiet and highly desirable cul-de-sac in the ever-popular Longlevens area. Designed with modern open-plan living in mind, this impressive home is ideal for those who love entertaining while still enjoying comfortable family spaces. The layout flows beautifully and has been carefully planned to maximise both space and functionality.



**Entrance Hall**

Accessed via composite double glazed door, radiator, power points, laminate flooring, stairs leading to first floor, doors to ground floor shower room, lounge & open plan kitchen/diner.

**Lounge**

Two double glazed Upvc windows to front, television point, power points, radiator, wood effect flooring.

**Open Plan Kitchen/Diner**

Upvc double glazed french doors to rear, two sky lights, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob with hood over, built in dishwasher & microwave, space for further appliances, recessed down lights, radiator, power points, television point, door to:

**Utility Room**

Upvc double glazed window & door to rear, plumbing for washing machine & tumble dryer, base level units with roll edge work tops, partly tiled walls, laminate flooring.

**Ground Floor Shower Room**

Modern suite comprising of walk in shower, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

**Bedroom 1**

Upvc double glazed windows 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 front, radiator, power points.

**Bathroom**

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & vanity wash hand basin, partly tiled walls, tiled flooring.

**Outside**

To the front there is a tarmac driveway with off road parking for two, there is also a turfed area with shrubs and bushes, side access.

To the rear of the property is a patio area, perfect for entertaining and outdoor dining, the garden is laid with artificial turf.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucestershire County Council  
Band D

**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			84
(81-91) B			
(69-80) C		71	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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