# 30 Longhorn Avenue

## Gloucester, GL1 2BL

## £280,000

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Murdock & Wasley Estate Agents are delighted to offer this beautifully presented four bedroom townhouse, ideally positioned in a convenient location with easy access to local amenities, Gloucester city centre, and Gloucester Royal Hospital.

Arranged over three well-proportioned floors, the home provides a versatile and thoughtfully designed layout, including a spacious open plan kitchen/diner, a separate lounge, and four generously sized bedrooms. The master bedroom further benefits from a private en-suite shower room, offering added comfort and convenience.

Outside, the property enjoys a low-maintenance enclosed rear garden with direct access to a garage and off-road parking, adding to its practicality.

## Entrance Hallway
Accessed via composite door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

## Sitting Room
Power points, telephone point, radiator, front aspect upvc double glazed window.

## Cloakroom
Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator.

## Kitchen/Diner
Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for dishwasher, washing machine, fridge/freezer and dining table and chairs. Door to storage cupboard, radiator, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

## First Floor Landing
Power points, radiator, inset ceiling spotlights, stairs to second floor landing. Doors lead off:

## Lounge
Tv point, power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window and French doors.

## Bedroom Two
Power points, radiator, inset ceiling spotlights, two rear aspect upvc double glazed window.

## Second Floor Landing
Power points, radiator, door to airing cupboard, access to loft space, inset ceiling spotlights. Doors lead off:

## Bedroom One
Tv point, power points, two radiators, inset ceiling spotlights, two front aspect upvc double glazed windows.

## En-Suite
Suite comprising single step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin. Partly tiled walls, shaver point, mirrored vanity cupboard, radiator, inset ceiling spotlights.

## Bedroom Three
Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

## Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

## Outside
To the rear of the property, you'll find an enclosed garden with a low-maintenance artificial lawn and a patio area, perfect for outdoor furniture. A paved pathway leads to a wooden door that provides convenient access to the garage as well as the off-road parking space.

## Tenure & Charges
Freehold.

We are advised there is a management estate charge of circa £360.00 per annum.

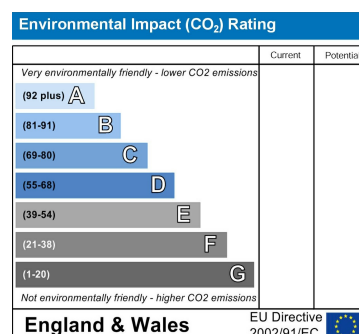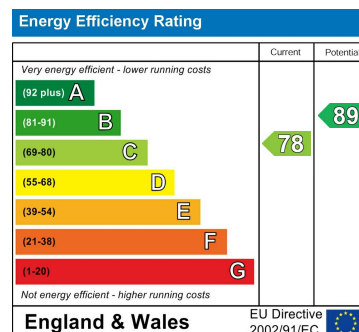## Services
Mains water, gas, electricity & drainage.

## Local Authority
Gloucester City Council
Council Tax 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.



Floor plans — Floor 0 Building 1: Lounge 8'6" x 9'9", WC 4'8" x 4'3", Kitchen/Diner 12'6" x 11'5", 4'5" x 6'11", EH 3'8" x 6'2". Floor 1 Building 1: Landing 4'1" x 6'1", Bedroom Two 12'8" x 10'2", Bedroom Three 12'7" x 9'8". Floor 2 Building 1: Bedroom One 12'6" x 10'3", Landing 3'6" x 9'7", Bathroom 6'5" x 5'11", En-Suite 5'9" x 3'6", Bedroom Three 5'9" x 9'5". Floor 0 Building 2: Garage 16'10" x 8'9". Approximate total area 1063.7 ft². (1) Excluding balconies and terraces. While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard. GIRAFFE360

Energy Efficiency Rating — Current 78, Potential 89. Environmental Impact (CO$_2$) Rating. England & Wales EU Directive 2002/91/EC.

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