



23 Wentworth Close

Longlevens Gloucester, GL2 9RB

£319,500



Murdock & Wasley Estate Agents are delighted to present to the open market this well-appointed three-bedroom semi-detached home, available for the first time since new.

Offered with no onward chain, the property is ideally positioned within a popular cul-de-sac and benefits from an enclosed rear garden, driveway parking and a garage. Well suited to a range of purchasers, early viewing is highly recommended to fully appreciate what this home has to offer.



Entrance Hall

Accessed via upvc double glazed door, power points, stairs to first floor landing, laminate flooring, dado rail, wooden door to storage cupboard. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge and washing machine. Vaillant gas fired combination boiler, radiator, partly tiled walls, coving, front aspect upvc double glazed window.

Lounge/ Diner

Tv point, telephone point, power points, radiator, space for dining table, feature gas fireplace, dado rail, coving, rear aspect double glazed window and sliding doors to the rear garden.

Landing

Radiator, dado rail. Doors lead off:

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, storage cupboard with radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Heated towel rail, vinyl

flooring, partly tiled walls, front aspect upvc double glazed window.

Outside

To the front of the property, a driveway provides off-road parking and leads to the garage, which is fitted with an up-and-over door, power, and lighting. A well-maintained lawn adds to the property's kerb appeal.

A wooden gate offers convenient side access to the rear garden.

At the rear, the enclosed garden is beautifully manicured, featuring a flagstone patio perfect for outdoor dining and entertaining. This leads onto a flat lawn, bordered by mature flowers and shrubs, and includes a useful outside tap for added convenience.

Agents Note

** This property is subject to probate. We are advised this is not yet granted.**

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approvals

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	70
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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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