



4 Rydal Road

Longlevens, Gloucester, GL2 0NT

£350,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this beautifully renovated and extended two-bedroom semi-detached home, ideally situated in a highly sought-after location close to excellent local amenities, outstanding schools, and superb transport links.

This stunning property offers spacious and well-presented accommodation throughout, comprising a stylish open-plan kitchen/dining room with bi-fold doors opening onto the rear garden, a comfortable lounge, cloakroom whilst upstairs there are two generous double bedrooms, and a modern family bathroom.

Externally, the property benefits from off-road parking and a beautifully landscaped rear garden featuring a flat lawn, patio seating area, and attractive low-maintenance borders, creating the perfect space for both relaxation and entertaining.

We believe this exceptional home will appeal to a wide range of buyers and highly advise an early viewing to fully appreciate all that this fantastic property has to offer and to avoid disappointment.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, inset ceiling spotlights, laminate flooring, stairs to first floor landing. Door to:

Lounge

Tv point, power points, radiator, laminate flooring, front aspect upvc double glazed bay window. Door to:

Open Plan Kitchen/ Diner

Range of base, wall and drawer mounted units, single sink unit with mixer tap over. Appliance points, power points, oven/ grill with induction hob and extractor hood over, integral dishwasher, washing machine and fridge/ freezer. Space for dining table, island with space for seating and decorative lighting, inset ceiling spotlights, laminate flooring, gas fired combination boiler, rear aspect bi-folding doors leading to the garden.

Cloakroom

Low level wc, vanity wash hand basin, heated towel rail, side aspect upvc double glazed window.

Landing

Power points, inset ceiling spotlights, side aspect double glazed window. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

A generous gravelled frontage provides off-road parking, complemented by contemporary tiled pathways, mature hedging, and secure side access leading to the rear garden.

The rear garden has been thoughtfully landscaped to create an impressive outdoor space, perfect for both entertaining and family enjoyment. A spacious paved patio provides an ideal seating area, leading via attractive brick steps to a generous lawn. The garden is enclosed by newly installed fencing, offering a high degree of privacy, while raised sleeper beds and mature trees beyond create an attractive and established backdrop. Extending to an excellent length, this beautifully presented garden offers ample space for children to play, outdoor dining, and future gardening enthusiasts alike.

Tenure

Freehold

Local Authority

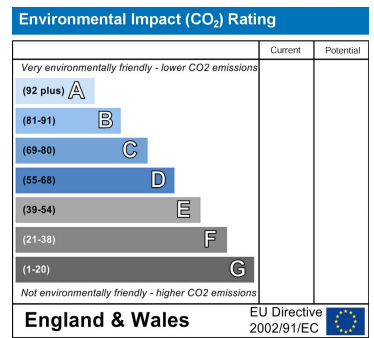
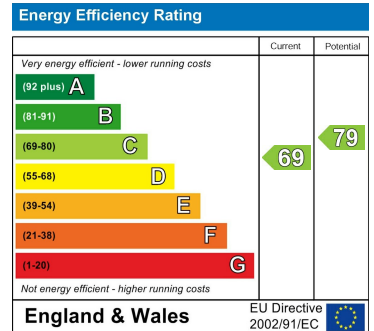
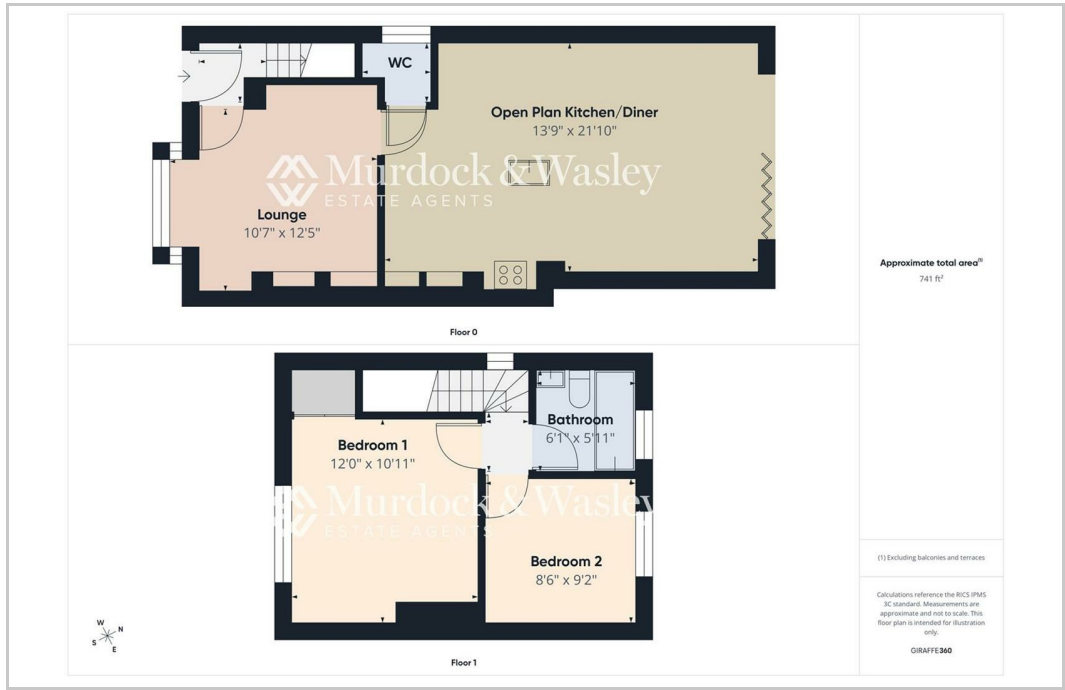
Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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.



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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