



2 Laura Close

Longlevens, Gloucester, GL2 9JH

Offers in excess of £325,000



We're pleased to introduce to the market a spacious three-bedroom semi-detached family home, ideally situated on an excellent plot within a highly coveted area. This property, perfect for expanding families, has been thoughtfully extended in the past and comes with the added benefits of a double garage and an enclosed garden, providing ample space for outdoor activities and relaxation.

Moreover, this much-loved family home is being offered chain-free, simplifying the moving process and making it an even more attractive option for those looking to quickly settle into their new surroundings. If you're searching for a family-friendly home with room to grow and easy transaction terms, this property should be at the top of your list.



Entrance Hallway 12'2" x 6'1" (3.71 x 1.87)

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, doors to shower room, kitchen & lounge/diner.

Ground Floor Shower Room 8'2" x 6'2" (2.51 x 1.89)

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, tiled walls.

Kitchen 13'7" x 10'6" (4.15 x 3.22)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, electric oven with electric hob & hood, space for further appliances, built in fridge & freezer, power points, radiator. Door through too:

Lounge/Diner 20'8" x 17'2" (6.31 x 5.24)

Upvc double glazed windows to rear, television point, two radiators, power points. Door too:

Conservatory 8'3" x 8'0" (2.52 x 2.44)

Upvc double glazed french doors to side, Upvc double glazed windows throughout, pvc roof.

First Floor Landing

Access to loft via hatch, doors to all three bedrooms.

Bedroom 1 14'0" x 9'8" (4.28 x 2.95)

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

Bedroom 2 11'5" x 10'8" (3.49 x 3.26)

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

Bedroom 3 14'4" x 7'6" (4.39 x 2.29)

Upvc double glazed windows to rear, radiator, power points. fitted wardrobes. Door too:

En-Suite 8'2" x 7'7" (2.49 x 2.32)

Upvc frosted double glazed windows to side, panelled bath, low level wc & pedestal wash hand basin, radiator, eaves storage.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, oil, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Agents Note

Probate has been granted on this property.

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		
(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		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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