



42 Clock Tower Road

Longford, Gloucester, GL2 9FP

Offers in excess of £365,000



We are delighted to welcome to the market this beautifully presented three double bedroom detached family home, occupying a generous corner plot with a lovely open outlook over greenery.

Offering spacious and well-balanced accommodation throughout, this home is perfectly suited for modern family living, and early viewing is highly recommended.

The ground floor comprises a welcoming entrance hallway, cloakroom, comfortable lounge, a stunning open-plan kitchen/diner, and a practical utility room.

Upstairs, the property continues to impress with three double bedrooms, including a principal bedroom with en-suite, alongside a stylish modern family bathroom.

Externally, the home benefits from a south-facing rear garden, thoughtfully arranged with a mix of paved seating areas and artificial lawn, ideal for low-maintenance outdoor living. To the front and side, there is a garage with parking directly in front.



Entrance Hallway

Approached via a composite front door, with radiator and power points. Stairs lead to the first floor, with doors providing access to both the lounge and the open-plan kitchen/diner.

Lounge

UPVC double glazed windows to the front and UPVC double glazed French doors to the rear, television point, two radiators, and power points.

Open Plan Kitchen/Diner

UPVC double glazed windows to the front, rear, and side, with a range of eye and base level units and roll-edge worktops. The kitchen is fitted with a sink/drain, electric double oven with induction hob and extractor hood, and space for further appliances. Additional features include two radiators, power points, an understairs storage cupboard, and recessed downlights.

Utility Room

UPVC double glazed door to the rear, fitted with a range of base level units with roll-edge worktops. with space and plumbing for a washing machine and tumble dryer. Wall-mounted combination boiler, radiator, and power points.

Cloakroom

Low-level WC and pedestal wash hand basin, with a radiator and partly tiled walls.

First Floor Landing

UPVC double glazed window to the rear, access to loft via hatch, airing cupboard, and radiator. Doors leading to all rooms.

Bedroom 1

UPVC double glazed windows to both the front and rear, two radiators, and power points.

En-Suite

UPVC frosted double glazed window to the front, shower cubicle, low-level WC, and pedestal wash hand basin. Further benefits include an extractor fan, partly tiled walls, and a radiator.

Bedroom 2

UPVC double glazed windows to both the front and side, radiator, and power points.

Bedroom 3

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

Bathroom

UPVC frosted double glazed window to the front, panelled bath with shower over, low-level WC, and pedestal wash hand basin, extractor fan. Further benefits include partly tiled walls and a radiator.

Rear Garden

An enclosed south-facing garden, partly paved with an area laid to artificial lawn, featuring a hidden shed with power & lighting., cold water tap, gated side access & extra outdoor shelter.

Garage & Parking

Up & over door with power & lighting. Two spaces in front & to the side of the garage.

Tenure

Freehold. Please note there is an annual service charge of £100.00

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

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		93
(81-91) B	82	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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