Murdock & Wasley
ESTATE AGENTS



113 Park Avenue

Longlevens, Gloucester, GL2 0EQ

£325,000

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Murdock & Wasley Estate Agents are pleased to present this three bedroom semi-detached house to the market. Ideally positioned in a sought-after location, the property provides convenient access to a range of local amenities, excellent transport links and highly regarded schools.

Offering spacious and versatile living accommodation, the property benefits from an open plan kitchen/dining area, complemented by a sitting room and separate lounge. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a beautifully maintained enclosed rear garden, along with a driveway providing off-road parking and a garage.







Entrance Hall
Accessed via upvc double glazed door, radiator, laminate flooring, stairs to first floor landing, understairs storage cupboard.

Kitchen/Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level double oven grill, four ring electric hob with mixer tap over, space for undercounter fridge, dining table and chairs. Partly tiled walls, laminate flooring, side aspect upvc double glazed window. Opening to:

Sitting Room
Power points, radiator, two velux roof lights, rear aspect upvc double glazed windows and French doors leading to the garden.

Lounge
Power points, two radiators, feature fireplace, coving, two front aspect upvc double glazed windows.

Landing
Power points, radiator, access to loft space, door to airing cupboard with Worcester Boiler, side aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, radiator, front aspect upvc double glazed window.

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

Bedroom Three
Power points, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, two side aspect upvc frosted double glazed windows.

Outside
At the front of the property there is a tarmacadam driveway providing off-road parking with a gravel lawn laid to the side.

To the rear of the property is a generous enclosed garden, mainly laid to lawn with planted borders and a paved patio area adjoining the property, providing space for outdoor furniture. A paved pathway runs alongside the lawn, with access to the garage.

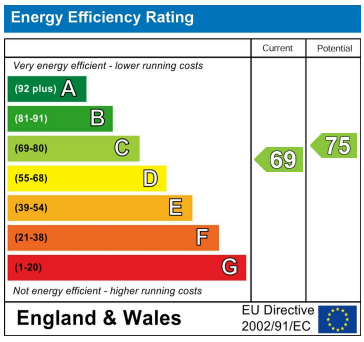
Tenure
Freehold.

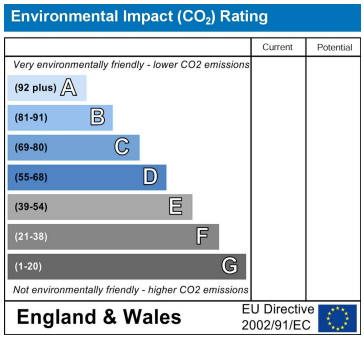
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax Band: C

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.







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 firms 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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