



## 373 Longford Lane

Gloucester, GL2 9EL

**Offers in excess of £315,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the open market this detached bungalow situated on Longford Lane. The accommodation offers fantastic living space throughout & we strongly advise viewing at the earliest opportunity. In brief we have: Entrance hallway, kitchen, two reception rooms, three double bedrooms & wet room.

Outside is an excellent size rear garden with GARAGE & DRIVEWAY to the front.





### Entrance Hallway

Approached via front door, radiator, power points, access to loft via hatch, doors to all three bedrooms, wet room, kitchen & lounge.

### Kitchen 11'9" x 10'9" (3.6 x 3.3)

Upvc double glazed windows to rear & side, door to rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for fridge/freezer & plumbing for washing machine, radiator, power points, door to dining room.

### Lounge 14'9" x 12'5" (4.5 x 3.8)

Upvc double glazed windows to side, radiator, power points, television point, double doors through to:

### Dining Room 14'9" x 12'5" (4.5 x 3.8)

Upvc double glazed windows to side & rear, Upvc double glazed french doors to rear, radiator, power points.

### Bedroom 1 14'1" x 12'1" (4.3 x 3.7)

Upvc double glazed windows to front, radiator, power points, x 2 built in wardrobes.

### Bedroom 2 11'5" x 10'2" (3.5 x 3.1)

Upvc double glazed windows to front & side, radiator, power points, cupboard housing combination boiler.

### Bedroom 3 8'10" x 8'2" (2.7 x 2.5)

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

### Wet Room

Upvc frosted double glazed windows to side, walk in shower, low level wc & pedestal wash hand basin, part tiled walls, extractor fan.

### Rear Garden

Large area which is partly paved, mainly laid to lawn, cold water tap, gated side access, gated rear access, door to garage.

### Garage

Up & over door with power & lighting.

### Front

Driveway & an area laid to lawn.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City 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			
(81-91) B			82
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

