



## 49 Alders Green

Longlevens, Gloucester, GL2 9HJ

**£220,000**



Murdock & Wasley Estate Agents are delighted to present this well-kept two bedroom terraced property, ideally situated in the popular Longlevens area and offered with no onward chain. Conveniently located close to local amenities, schools and transport links to Gloucester and Cheltenham, the property is well suited to first-time buyers, investors or those looking to downsize.

The accommodation comprises a spacious lounge leading through to a kitchen/diner with useful understairs storage. Upstairs are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes, along with a family bathroom.

Externally, there is an enclosed rear garden and off-road parking for two vehicles.



### Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Door to:

### Lounge

Power points, vertical radiator, laminate flooring, front aspect upvc double glazed window.

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eyelevel double oven/grill, four ring electric hob with extractor hood over, space for washing machine, fridge/freezer. Ideal Boiler, understairs storage cupboard, tiled flooring, rear aspect upvc double glazed window and door leading to the garden.

### Landing

Power point, radiator, access to loft space. Doors lead off:

### Bedroom One

Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

### Bedroom Two

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 with mixer tap over. Partly tiled walls, radiator, vinyl flooring, rear aspect upvc double glazed window.

### Outside

To the front of the property there is a flat laid lawn with a paved pathway leading toward the front door.

The property benefits from two off-road parking spaces.

To the rear is a fully enclosed, low-maintenance garden, predominantly laid with decorative stone and complemented by a paved patio area providing space for outdoor seating and furniture.

### Tenure

Freehold.

### Services

Mains water, gas, drainage and electricity.

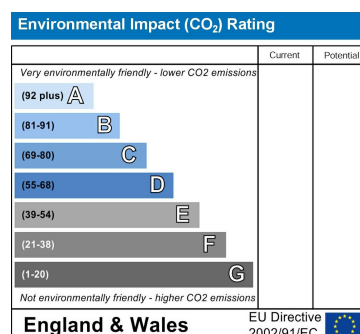
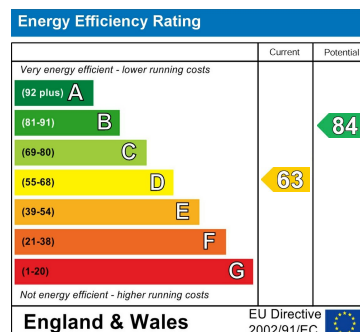
### Local Authority

Gloucester City Council.

Council Tax Band: B

### Awaiting Local Authority

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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