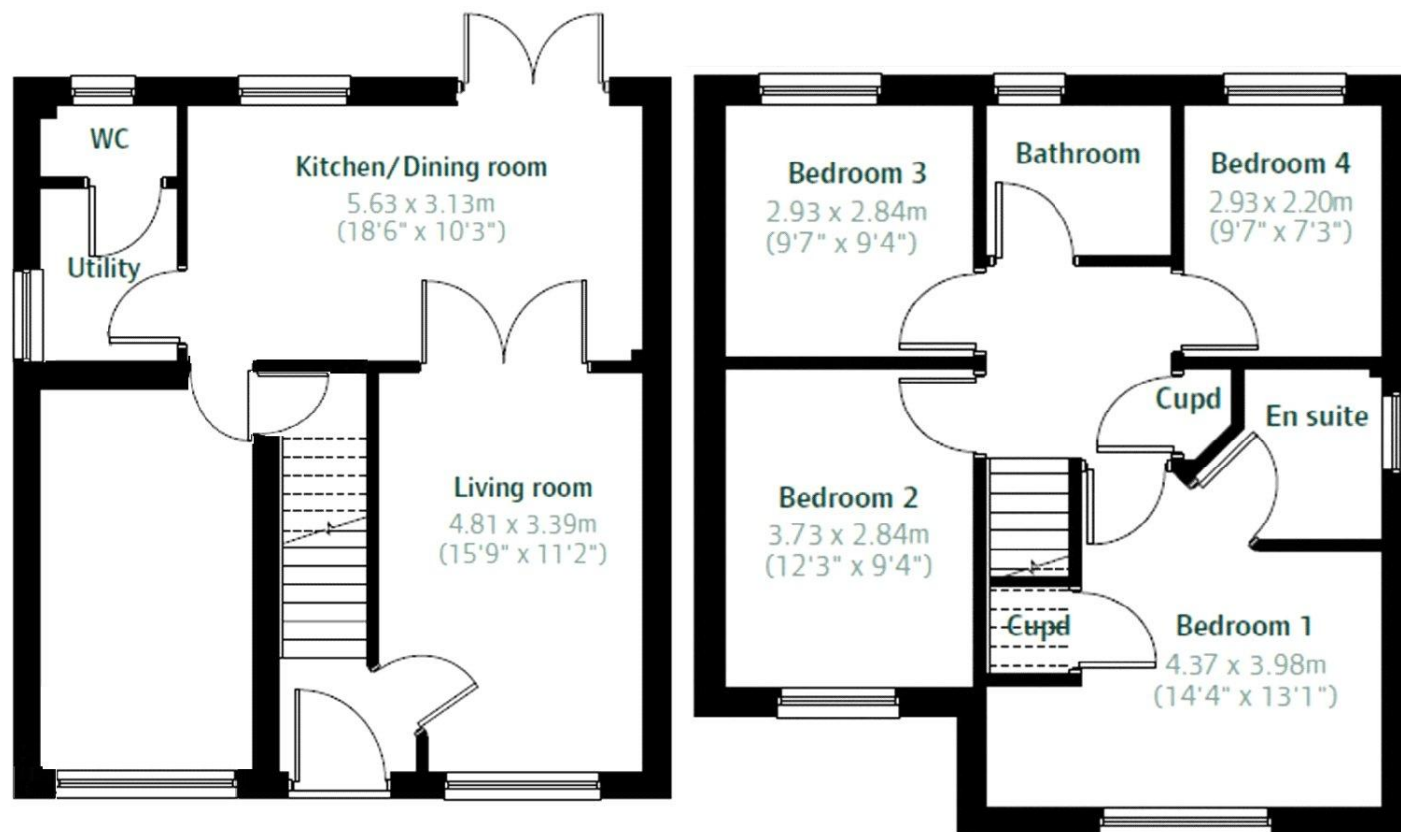




- Detached
- Four bedroom
- Two reception rooms
- Off street parking
- Ensuite to master
- Low maintenance rear garden
- Close to various local amenities
- Council Tax Band E
- Service Charge £120 per annum

Clock Tower Road, Longford, GL2

Asking Price: £385,000 Freehold

Brought to the market is this beautifully presented four-bedroom detached property, offering spacious and versatile accommodation throughout. This attractive home is ideally suited to families seeking generous living space in a convenient and well-connected location.

The ground floor briefly comprises of a welcoming entrance hall, a large living room featuring a stylish media wall, and an impressive kitchen/dining room fitted with quartz worktops and French doors that opens directly onto the patio and rear garden. There is also an additional cosy reception room, together with a useful utility area and WC.

Whilst upstairs there are three well-proportioned double bedrooms, a single bedroom and family bathroom. The principal bedroom further benefits from its own en-suite shower room.

Externally, the property benefits from driveway parking for two vehicles, while the rear boasts a substantial garden with a large patio area, offering plenty of space for outdoor dining and entertaining.

Ideally situated in Longford, the property additionally benefits from being conveniently located close to a wide range of local amenities, including Longford Park Primary Academy.

Hucclecote Sales

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Freehold





Entrance Hall UPVC front door, Karndean flooring, stairs to first floor and door to living room

Kitchen/Dining Room Karndean flooring, a range of eye and base level units with quartz worktops over, Belfast double sink with mixer tap, space for cooker, kitchen island with breakfast bar, integrated dishwasher, space for large American style fridge freezer, door to utility, door to reception room, UPVC French doors to patio, UPVC window to rear aspect and opening to living room

Utility Room Karndean flooring, plumbing for washing machine, space for tumble dryer, wine cooler, UPVC window to side aspect, wall mounted gas boiler and doors to WC and kitchen

Downstairs WC Karndean flooring, low level WC, hand wash basin, UPVC window to rear aspect and door to utility room

Living Room Karndean flooring, UPVC window to front aspect, radiator and feature electric fireplace with media wall and oak mantal, double doors to kitchen and door to entrance hall

Reception Room Karndean flooring, UPVC window to front aspect, radiator and door to kitchen

Landing Fitted carpet and doors to bedrooms and family bathroom

Main Bedroom Fitted carpet, UPVC window to front aspect, radiator, door to cupboard and door to en suite shower room

En Suite Three-piece suite comprising: closed coupled WC, hand wash basin and shower with mixer tap. Tiled flooring, UPVC window to side aspect and radiator

Bedroom Two Fitted carpet, UPVC window to front aspect and radiator

Bedroom Three Fitted carpet, UPVC window to rear aspect and radiator

Bedroom Four Fitted carpet, UPVC window to rear aspect and radiator

Bathroom Three-piece suite consisting of: closed coupled WC, hand wash basin and bath with mixer tap. Tiled flooring and heated towel rail

Front Garden Tarmac driveway and gravel side access

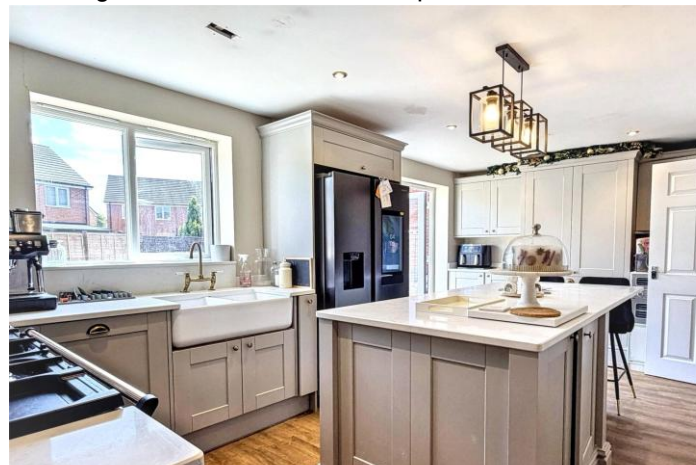
Rear Garden Generous size garden, enclosed by timber fencing, mainly laid to lawn, paved patio area and French doors to kitchen/dining room

Material Information Please use the QR code to open the material information

Council Tax Band E

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.



Material Information

