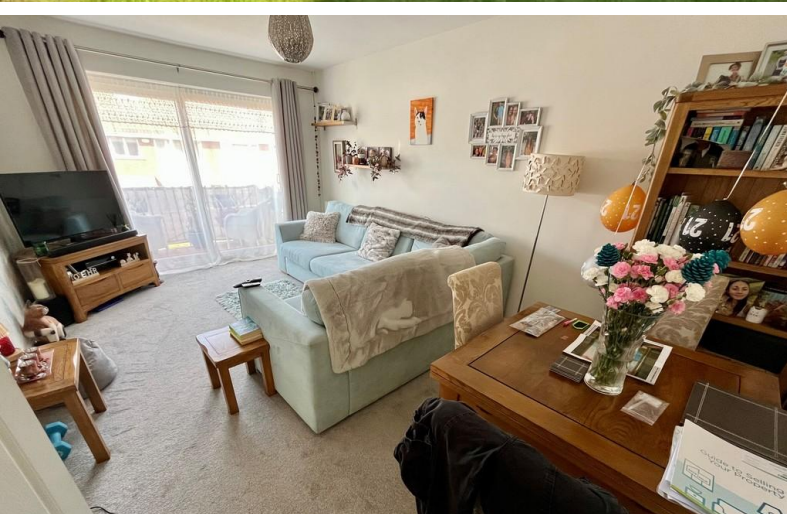


**FOR SALE**



**Malet Close, Longlevens, Gloucester**

**2 Bedrooms, 1 Bathroom, Maisonette**

**Asking Price Of £195,000**

**MARTIN&CO**





- Beautifully Presented
- Refitted Kitchen
- Lounge & Balcony
- Gas Central Heating
- UPVC Double Glazing
- EPC- E CTax -A
- Garage

#### DESCRIPTION

Beautifully presented 2 double bedroom, first floor maisonette situated in the popular Longlevens. The property offers a modern fully fitted kitchen with utility cupboard, modern bathroom, a bright and welcoming lounge/diner with balcony, 2 double bedrooms., UPVC double glazing, gas central heating, communal gardens, en-bloc garage and residents parking. service charge £450pa, lease 950yrs, EPC - E & CTax A - Recommended.

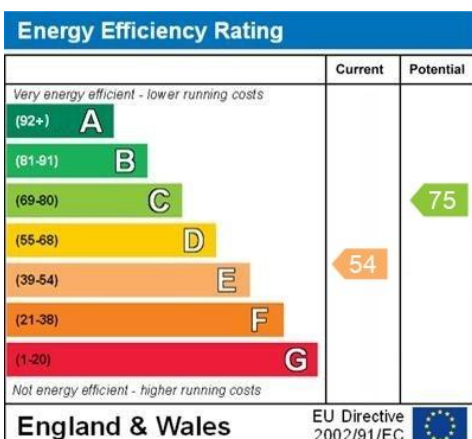
**ENTRANCE & HALL** enter via the front door with stairs to the hallway, window to the side, doors to all rooms, storage cupboard

**LOUNGE/DINER** a good sized lounge with patio door to the balcony

**KITCHEN** beautifully fitted modern kitchen with good range eye and base unit, sink and drainer, gas hob, electric oven, extractor hood, window and doorway to the utility cupboard

**BEDROOM** generous master bedroom, window to the front, built in wardrobe

**BATHROOM** a modern bathroom with WC, wash basin, bath with shower over, window to the side, heated towel rail



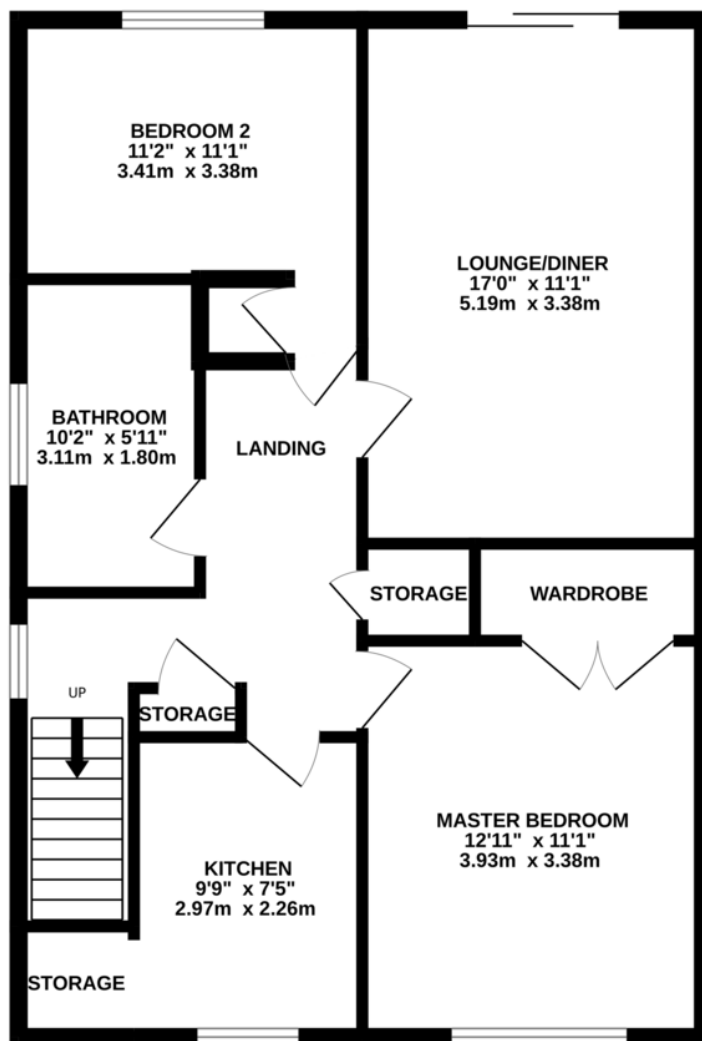


BEDROOM 2 another double room with window and storage cupboard

OUTSIDE en-bloc garage with up and over door



GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.