



240 Cheltenham Road

Longlevens, Gloucester, GL2 0JW

£350,000



We are excited to present this beautifully maintained three-bedroom semi-detached home, perfectly located in the sought-after area of Longlevens. Ideal for families or first-time buyers, this property comes with the added advantage of no onward chain, facilitating a smooth and quick transaction. The accommodation comprises of: Entrance hallway, lounge, dining area, kitchen, utility & conservatory. Upstairs are three bedrooms & bathroom.

Outside to the rear we have an enclosed garden with garage & driveway directly to the front.



Entrance Hallway 11'8" x 6'1" (3.56 x 1.86)

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage cupboard. Doors to both kitchen & lounge.

Lounge 13'2" x 11'10" (4.02 x 3.61)

Upvc double glazed windows to front, radiator, power points, laminate flooring, television point. Opening through too:

Dining Area 13'4" x 9'6" (4.07 x 2.92)

Upvc sliding doors to conservatory, radiator, power points.

Conservatory 16'4" x 7'1" (4.99 x 2.18)

Upvc double glazed french doors to rear & single door to side, Upvc double glazed windows to rear & side, pvc roof.

Kitchen 10'1" x 8'3" (3.09 x 2.54)

Upvc double glazed windows to rear & door leading to utility. Eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, built in dishwasher, recessed down lights, power points, partly tiled walls.

Utility Room 10'5" x 7'4" (3.18 x 2.25)

Upvc double glazed door & window to rear, base level units with roll edge work tops, sink/drain, plumbing for washing machine, tumble dryer & space for fridge/freezer. Cupboard housing boiler, radiator. Door to large storage cupboard.

First Floor Landing 6'7" x 4'10" (2.03 x 1.49)

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 13'10" x 9'4" (4.23 x 2.87)

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

Bedroom 2 12'8" x 9'6" (3.88 x 2.90)

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

Bedroom 3 8'11" x 7'5" (2.73 x 2.28)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Bathroom 8'10" x 8'4" (2.71 x 2.55)

Upvc frosted double glazed windows to rear & side, four piece suite comprising of paneled bath, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, laminate flooring.

Rear Garden

An enclosed area which is partly paved, partly laid to decking, mainly laid to lawn. Cold water tap, greenhouse.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

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			86
(81-91) B		73	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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