



87 Paygrove Lane

Longlevens, Gloucester, GL2 0BQ

£270,000



We are delighted to offer for sale this four-bedroom semi-detached family home located in the heart of Longlevens. This property, being sold with no onward chain, presents an excellent opportunity for those looking to create their dream home. While it requires updating throughout, it boasts immense potential to become a truly wonderful family residence.

In terms of living accommodation. We have: Entrance hallway, lounge, kitchen/diner & second sitting room. Upstairs are four bedrooms & bathroom.

Outside to the rear we have an enclosed garden with garage & parking also included.



Entrance Hallway

Approached via front door, power points, doors to all kitchen & lounge/diner.

Lounge

Upvc double glazed windows to front, back boiler, television point, power points. Door to:

Kitchen/Diner

Glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, power points. Door to:

Second Reception Room

Glazed doors to rear & windows to side, power points.

First Floor Landing

Stairs leading to second floor, doors to bedrooms 1,2,3 & bathroom.

Bedroom 1

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

Bedroom 2

Double glazed windows to front, radiator, power points.

Bedroom 3

Double glazed windows to front, power points.

Bathroom

Double glazed frosted window to side, panelled bath

with shower over, low level wc & pedestal wash hand basin, radiator.

Second Floor Landing

Door to:

Bedroom 4

Velux window to rear, eaves storage.

Rear Garden

An enclosed area which is paved, mainly laid to lawn.

Garage

Up & over door.

Tenure

Freehold.

Services

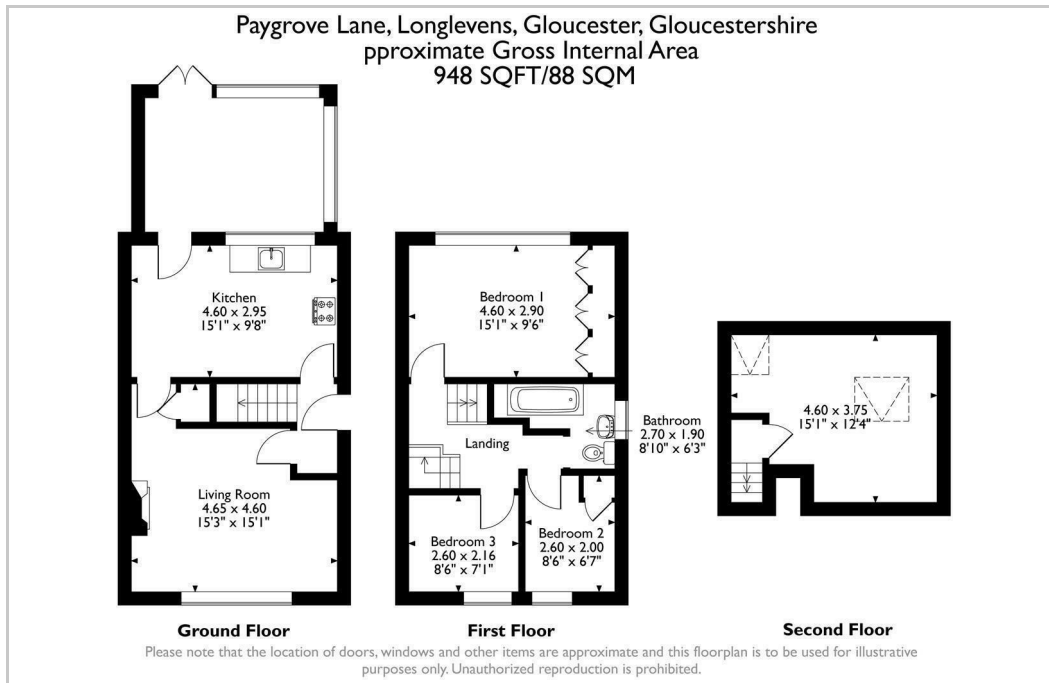
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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			83
(69-80) C			
(55-68) D		55	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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