



31 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AS

£425,000







Situated in the heart of a highly popular location, we are proud to present this exceptionally well-presented semi-detached red brick home. Offering a fantastic amount of living space across both floors, the property also boasts a large, private garden and a driveway, making it the perfect choice for a growing family.

Internal accommodation comprises of: Entrance hallway, ground floor shower room, lounge/diner, OPEN PLAN Kitchen/Diner, utility & study area.

Upstairs we have three double bedrooms & bathroom.



Entrance Hallway 13'1" x 2'11" (4.01 x 0.89)

Approached via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor, door through to:

Lounge/Diner 26'5" x 11'2" (8.06 x 3.41)

Upvc double glazed bay window to front & Upvc double glazed window to side, television point, two radiators, power points, door to:

Open Plan Kitchen/Diner 15'11" x 14'4" (4.86 x 4.37)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainer, cooker point, integral dishwasher, space for further appliances, breakfast bar, radiator, power points, partly tiled walls, wall mounted combination boiler, tiled flooring. large under stairs storage cupboard, door into:

Utility Room 7'5" x 6'0" (2.28 x 1.84)

Upvc double glazed window to side, base level units with roll edge work tops, space for fridge/freezer, plumbing for washing machine & tumble dryer, radiator, laminate flooring, doors to both study room & ground floor shower room.

Ground Floor Shower Room 6'3" x 5'11" (1.93 x 1.82)

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, extractor fan, partly tiled walls, heated towel rail.

Study 7'8" x 6'11" (2.36 x 2.13)

Upvc double glazed door to front, Upvc double glazed window to front, velux window, radiator, laminate flooring.

First Floor Landing

Storage cupboard, doors to all rooms.

Bedroom 1 14'2" x 13'1" (4.34 x 4.00)

Upvc double glazed bay window to front, radiator, power points.

Bedroom 2 14'3" x 10'11" (4.35 x 3.33)

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

Bedroom 3 12'9" x 8'10" (3.91 x 2.71)

Upvc double glazed window to side, radiator, power points.

Bathroom 10'9" x 8'3" (3.28 x 2.53)

Upvc frosted double glazed window to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, two heated towel rails, partly tiled walls.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, shed, cold water tap.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

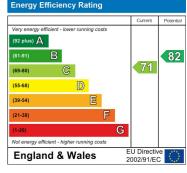
Tenure

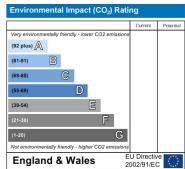
Freehold.

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.







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