



## 90 Longford Lane

Longlevens, Gloucester, GL2 9HA

**£550,000**



We are delighted to present to the open market this beautifully renovated and tastefully finished detached family home, located on the highly sought-after Longford Lane in Longlevens.

This impressive property offers generous living space throughout, making it perfectly suited for growing families. With four spacious double bedrooms and a thoughtfully designed double-storey extension, the home delivers strong proportions and a versatile layout ideal for modern family living.

Set in a prime location, close to excellent local schools, amenities, and transport links, this home combines comfort, style, and convenience in equal measure.



**Entrance Porch 8'0 x 3'6 (2.44m x 1.07m)**

Accessed via front door, Upvc double glazed frosted windows to side, door through to:

**Hallway 11'8 x 6'10 (3.56m x 2.08m)**

Travertine tiles, radiator, alarm system, fuse panel, stairs leading to first floor, underfloor heating, doors leading to both reception rooms & open plan kitchen/ breakfast room.

**Lounge 11'10 x 9'9 (3.61m x 2.97m)**

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

**Dining Room 12'6 x 11'11 (3.81m x 3.63m)**

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

**Open Plan Kitchen/ Living Area 19'5 x 17'4 (5.92m x 5.28m)**

Upvc double glazed windows to side & Upvc double glazed bi-folding doors to rear, eye & base level units with roll edge work tops, breakfast bar, fitted "Rangemaster" built in Bosch dishwasher, sink/drain, space for further appliances, travertine tiled flooring with under floor heating, partly tiled walls, power points, radiator. Doors to utility & cloakroom.

**Cloakroom 8'3 x 3'6 (2.51m x 1.07m)**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, wall mounted boiler, partly tiled walls, travertine floor tiles.

**Utility Room 5'8 x 4'11 (1.73m x 1.50m)**

Upvc double glazed window to rear, base level units, plumbing for washing machine & tumble dryer.

**First Floor Landing 18'2 x 2'8 (5.54m x 0.81m)**

Upvc double glazed windows to side, power points, doors to all rooms.

**Bedroom 1 12'5 x 11'6 (3.78m x 3.51m)**

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

**Bedroom 2 11'9 x 9'0 (3.58m x 2.74m)**

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

**Bedroom 3 12'6 x 8'3 (3.81m x 2.51m)**

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

**Bedroom 4 10'7 x 9'6 (3.23m x 2.90m)**

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

**Shower Room 9'1 x 3'8 (2.77m x 1.12m)**

Velux window, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, extractor fan.

**Bathroom 7'3 x 6'3 (2.21m x 1.91m)**

Upvc frosted double glazed windows to rear, freestanding bath, low level wc & vanity wash hand basin, tiled flooring, tiles walls. heated towel rail.

**Rear Garden**

An enclosed area which is mainly paved, with a small area laid to artificial lawn, gated side access.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band E

**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		
(81-91) B	85	86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

