



87 Cheltenham Road

Longlevens, Gloucester, GL2 0JG

£375,000



We are pleased to welcome to the open market this charming and beautifully presented 1930s bay-fronted semi-detached home, located on one of Longlevens' most sought-after roads. Combining character features with modern comforts, this property is ideal for growing families, offering generous outdoor space and excellent curb appeal.

Internal living accommodation comprises of: Entrance hallway, two reception rooms, kitchen, three bedrooms & bathroom.

With its blend of classic charm and modern practicality, this delightful home is ready to move into and enjoy. Early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed door, under stairs storage, wall mounted vertical radiator, tiled flooring, stairs for first floor landing, side aspect upvc double glazed window. Doors lead off:

Lounge

Television point, data point, power points, feature fireplace with surround, wall mounted radiator, front aspect upvc sound proof double glazed box bay window.

Dining Room

Power points, wall mounted radiator, coving, rear aspect upvc double glazed French doors leading to garden. Opening leads off:

Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, composite sink and drainer with mixer tap over, four ring induction hob and extractor hood over. Appliance points, power points. Space for washing machine, integrated fridge, partly tiled walls, tiled flooring, side aspect upvc double glazed windows, rear aspect upvc double glazed door leading to garden.

Landing

Power points, access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect sound proof upvc double glazed box bay window.

Bedroom Two

Television point, power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, coving, front aspect sound proof upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap and vanity unit with mirror and storage over and storage below, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, side upvc double glazed window.

Outside

To the front of the property a driveway partly laid to tarmac, partly laid to stone which provides parking for at least five vehicles. This is bordered by low level wooden fencing. A double wooden gate provides access to the rear via the side of the property.

To the rear of the property a patio leads down a slate tiled path with gardens laid to lawn either side, this is enclosed by wooden fencing.

Garage

Accessed via up'n'over door.

Workshop/Outbuilding

Of wood construction, power points, lighting, front single glazed aspect window.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council

Tax Band: D

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		
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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

GLoucester 01452 682952 WWW.MWEA.CO.UK

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

