



# 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

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**

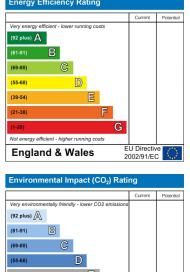
Gloucester City Council

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.





**England & Wales** 

EU Directi

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

GLOUCESTER 01452 682952 WWW.MWEA.CO.UK





