



20 Park Avenue

Longlevens, Gloucester, GL2 0DZ

£365,500



Offered to the market for the first time since 1958, this much-loved family home presents a fantastic opportunity to create a dream home in the ever-popular area of Longlevens.

The property has been thoughtfully extended to provide additional living space, making it ideal for growing families. While it would benefit from some general updating, it offers a solid and spacious foundation with huge potential to modernise to individual taste.



Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors to lounge/diner & kitchen.

Lounge/Diner

Upvc double glazed windows to front & sliding doors to rear, two radiators, power points, television point.

Kitchen

Upvc double glazed windows to rear & doors to conservatory, door to inner hallway. Eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, partly tiled walls, power points.

Conservatory

Upvc double glazed french doors to side, double glazed windows throughout, pvc roof, power points.

Inner Hall

Door to rear garden & door to garage.

First Floor Landing

Access to loft via hatch, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Shower cubicle & pedestal wash hand basin, extractor fan, towel rail, door to:

Storage Room

Upvc double glazed windows to rear, radiator.

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Bedroom 4

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

Bathroom

Upvc double glazed frosted window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, radiator.

Rear Garden

An enclosed area which is paved, cold water tap, shed.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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		
(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.

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