



57 Beaumont Road

Longlevens, Gloucester, GL2 0EJ

Offers in excess of £220,000



We are delighted to welcome to the open market this well-presented terraced home, tucked away at the very end of a quiet no-through road. Perfectly suited for first-time buyers or those looking to downsize, this much-loved property offers comfortable and practical living throughout.

The accommodation comprises: entrance hall, kitchen, spacious lounge/diner, two double bedrooms, and a family bathroom. Outside, you'll find an enclosed rear garden — ideal for relaxing or entertaining — along with one allocated parking space to the front and additional visitor parking.



Entrance Hallway

Approached via double glazed front door, cupboard housing combination boiler, tiled flooring, opening through to both kitchen & lounge/diner.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, storage cupboard, partly tiled walls, power points.

Lounge/Diner

Upvc double glazed sliding doors to rear, television point, power points, radiator, stairs leading to first floor.

First Floor Landing

Doors to both bedrooms & bathroom.

Bedroom 1

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

Bedroom 2

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

Bathroom

Upvc double glazed frosted window to front, panelled bath with shower over, low level wc &

pedestal wash hand basin, partly tiled walls, towel rail, radiator.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

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.

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

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