



R B WALTERS ESTATE AGENTS

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Innsworth Lane, Longlevens, Gloucester, GL3 1EB.

Use This Section to Record Your Own Personal Property Notes -



Massive Potential

Ample Parking

Three Bedrooms

Gas Central Heating and UPVC Double Glazing

Exceptionally Large Garden

Garage

Requiring Some Updating

Chain Free

Offers in the Region Of £250,000

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With an exceptionally large rear garden this 'Hawksley' construction home requires some updating but offers plenty of potential.

In a popular location between Longlevens and Churchdown, therefore providing good access to several sought after schools this spacious semi-detached home has a good size living room, kitchen and utility on the ground floor with 3 bedrooms and a bathroom upstairs. Outside there is off road parking for several cars and a detached garage whilst the rear garden is a stand out feature and offers scope for extension or possible development subject to any required permissions and/or consents.

Due to the type of construction of the property it is likely only suitable to cash buyers and anybody requiring a mortgage should make their own enquiries with a qualified financial advisor.

Services

Mains Gas Central Heating
Mains Electric
Mains Water (metered)
Mains Drainage
Broadband Available

Entrance Hall

Living Room 18' 9" x 11' 9" (5.71m x 3.58m)

Kitchen 13' 3" x 8' 4" (4.04m x 2.54m)

Utility Room 8' 10" x 7' 6" (2.69m x 2.28m)

FIRST FLOOR LANDING

Bedroom 12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom 9' 6" x 9' 4" (2.89m x 2.84m)

Bedroom 8' 3" x 8' 2" (2.51m x 2.49m)

Bathroom

OUTSIDE

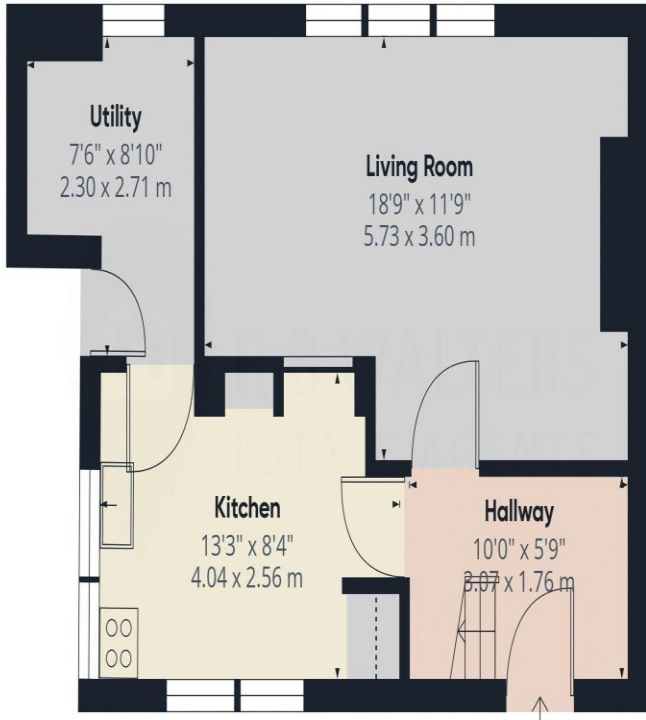
Driveway Parking

Garage 14' 11" x 9' 0" (4.54m x 2.74m)

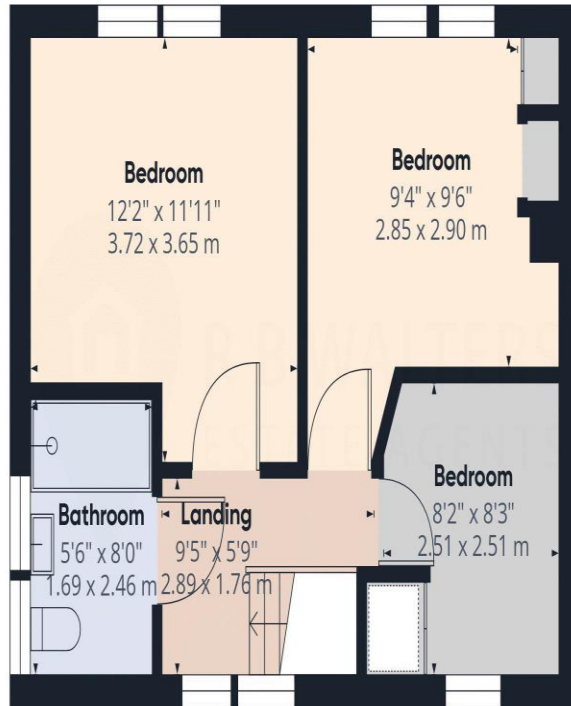
Large Rear Garden

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

952.38 ft²

88.48 m²

Reduced headroom

114.64 ft²

0.99 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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