



R B WALTERS
ESTATE AGENTS



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*Colebridge Avenue, Longlevens,
Gloucester, Gloucestershire, GL2 0RG.*

£425,000

A stunning surprise awaits those taking a closer look at this extended family home which is ideally situated for good schools, the city centre, train station and hospital.

Located in one of the most sought-after areas of Longlevens in a quiet residential road away from passing traffic this semi-detached home is well presented throughout.

The accommodation is extremely light and without doubt the standout feature is the rear kitchen extension which now provides a fabulous 21ft x 18ft heart to the home complete with underfloor heating where there is ample space to cook, eat and relax whilst enjoying the fresh outside on a sunny day courtesy of the bi-fold doors to the rear garden. The ground floor is completed by a cosy lounge and useful cloakroom whilst upstairs there are three generous bedrooms and a family bathroom.

To the front of the property there is off road parking for two cars and double gates that lead to the side garden where you will find a useful workshop with power and light. The good width to the side gives easy access to the rear garden which is generous in size and attractively laid out enjoying a good deal of privacy. At the bottom of the garden is an attractive summerhouse, again with power and light, and an ideal spot from which to enjoy the lighter evenings.

The hospital, train station and city centre are all about a mile distant and there are good schools for all ages within close proximity as well private and grammar schools. The M5 motorway is a few minutes drive, Cheltenham about 7 miles and doctors and dentists both nearby.

Services

Mains Gas Central Heating

Mains Electric Mains Water and Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

14' 2" x 10' 10" (4.31m x 3.30m)

Kitchen/Dining/Family Room

21' 10" x 18' 8" (6.65m x 5.69m)

Cloakroom

4' 10" x 2' 6" (1.47m x 0.76m)

First Floor Landing

Bedroom

14' 5" x 10' 10" (4.39m x 3.30m)

Bedroom

12' 1" x 8' 11" (3.68m x 2.72m)

Bedroom

9' 3" x 7' 9" (2.82m x 2.36m)





Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

OUTSIDE

Driveway Parking

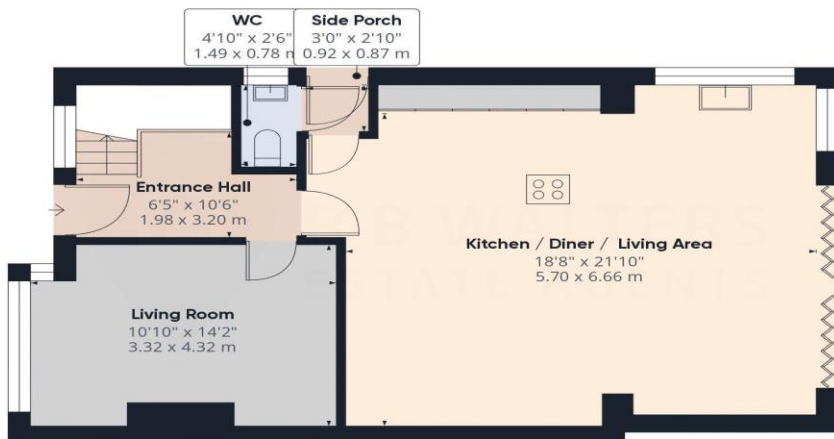
Side and Rear Garden

Workshop with Power and Light

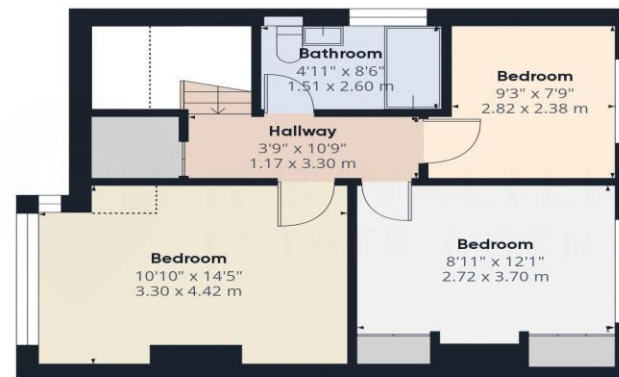
Summerhouse with Power and Light

15' 5" x 10' 6" (4.71m x 3.21m)

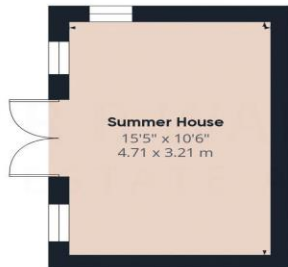




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1321.18 ft²
122.74 m²

Reduced headroom

4.19 ft²
0.39 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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