



Olive Close, Longford GL2 9FH
£550,000



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- No onward chain
- Five double bedroom detached family home
- Immaculately presented throughout to show home standard
- Generous & flexible living accommodation
- Private & enclosed rear garden
- Double garage with off-road parking in-front for two vehicles
- Solar panels generating a substantial return on energy bills
- EPC rating B85
- Tewkesbury Borough Council - Tax Band F (£2,880.46 per annum)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious hallway provides access to the lounge, kitchen/diner, study, downstairs w.c and to a storage cupboard beneath the stairwell.

Lounge

The generous sized lounge provides an abundance of natural light streaming into the room via the bay window overlooking the front aspect and from the French doors leading to the rear garden.

Kitchen / Dining Room

Elegantly designed, the kitchen provides convenient space for a dining area aswell if required. Ample worktop and storage space continues throughout the room whilst also benefitting from integrated appliances to include gas hob, double ovens and dishwasher. Window overlooks the rear garden whilst French doors provide access to the garden itself. Access is also provided to the utility room.

Utility Room

Further worktop and storage space is provided with plumbing for a tumble dryer and automatic washing machine below. Door opens to the side of the property.

Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin.

Study

Th versatile room offers flexibility to become a home office, play room or dining room if required with bay window overlooking the front aspect.

First Floor Landing

Spacious landing, with window overlooking the front aspect, provides access to three of the bedrooms, family bathroom and stairwell leading to the second floor.

Bedroom One

The light and airy master bedroom benefits from natural light from both the front and rear aspects. The room opens through to a dressing area with built-in wardrobes whilst leading through to the en-suite.

En-Suite

White suite shower room comprising of w.c, wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the side aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bedroom Four

Double bedroom with window overlooking the front aspect.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Second Floor Landing

The light and airy landing area benefits from a velux window offering far reaching views. Access is provided to two further bedrooms and additional shower room.

Bedroom Two

Double bedroom with windows overlooking the front and rear aspects.

Bedroom Five

Double bedroom with window overlooking the front aspect.

Shower Room

Modern white suite shower room comprising of w.c, wash hand basin with storage below, heated towel rail, shower cubicle and window overlooking the rear aspect.

Outside

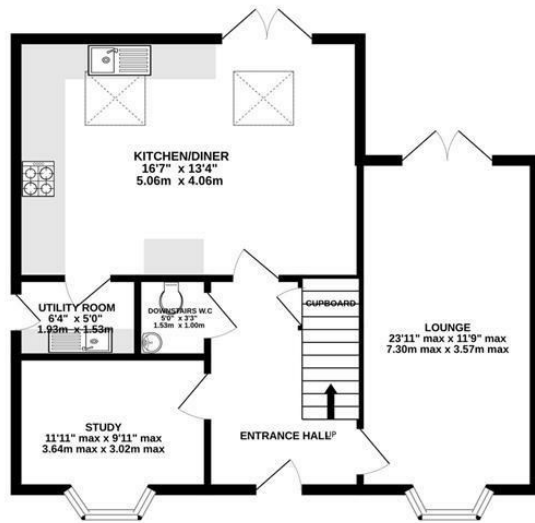
Externally the property boasts a private rear garden enclosed with walled borders. Patio and lawned areas provide an ideal space for seating and entertaining whilst the owners have also installed a brick built wood burning oven ideal for alfresco dining and BBQ's in the summer months. Gated access is provided to the side and rear of the property whilst personal use door opens through to the double garage. the garage itself benefits from power and lighting and convenient storage space within the rafters. The doors open up to the off-road parking spaces offering parking for two to three vehicles. Solar panels on top of the garage are connected to the house generating a sufficient return on household energy bills.

Location

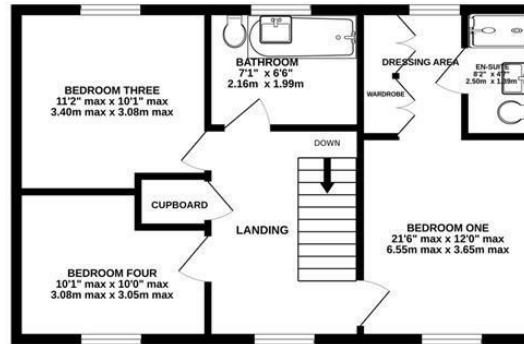
The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station



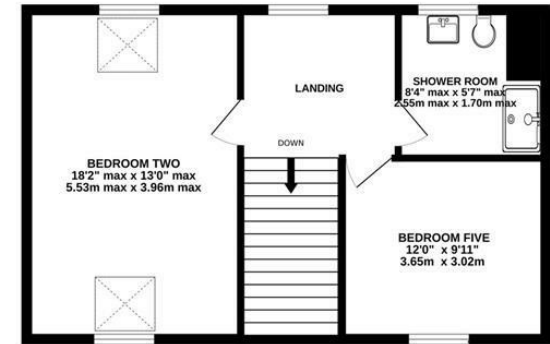
GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

