



**Paygrove Lane, Longlevens GL2 0BA**

**£270,000**



# Paygrove Lane, Longlevens GL2 0BA

• Three bedroom semi-detached family home • No onward chain • Generous & flexible living accommodation • Sought After Location • Private and enclosed rear garden • Off-road parking in-front for two vehicles • EPC Rating C69 • Gloucester City Council - Tax Band C (£1,815.41 per annum)



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

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## Entrance Hallway

Hallway providing access to the living room, kitchen, dining room and stairwell leading to the first floor.

## Kitchen

Fitted modern kitchen with ample worktop and storage space benefits from integrated electric cooker, hob and dishwasher. Space is also provided for a freestanding fridge/freezer and washing machine. Window overlooks the rear aspect whilst door provides further access to the garden.

## Dining Room

Accessed from the hallway, the dining area can be easily utilised as an additional living area with window overlooking the front aspect.

## Living Room

Cosy lounge with feature fire installed in the chimney breast. Window overlooks the rear aspect of the property.

## Landing

Spacious landing area provides access to all three bedrooms, family bathroom and to the loft.

## Bedroom One

Double bedroom with window overlooking the rear aspect.

## Bedroom Two

Double bedroom with window overlooking the front aspect.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower over.

## Outside

To the front of the property there is a driveway providing off road parking for two vehicle. To the rear of the property an enclosed rear garden is laid to lawn. To the side of the property a door provides access to the kitchen whilst double gates provide access to the front of the property.

## Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The city centre itself continues to offers a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council- Tax Band C (£1,815.41 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

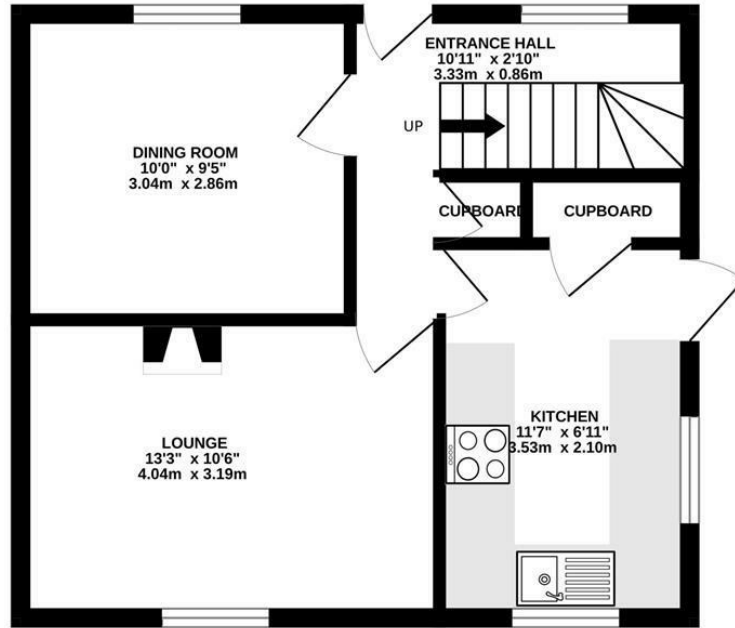
Heating: Gas central heating.

Broadband speed: Standard 4 Mbps, Ultrafast 1000 Mbps download speed.

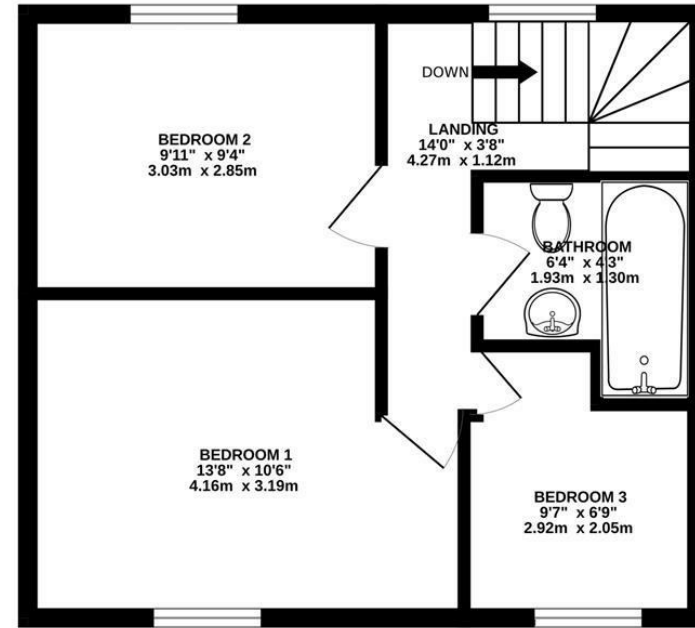
Mobile phone coverage: Virgin Media



GROUND FLOOR



1ST FLOOR



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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