



Argyll Place, Longlevens GL2 0QS

£350,000



Argyll Place, Longlevens GL2 0QS

• No onward chain • Characterful double bay fronted semi-detached family home • Spacious ground floor living accommodation • Large enclosed rear garden measuring over 100ft • Opportunity to modernise & create your own mark on the property • Driveway & detached single garage • Positioned in a peaceful cul-de-sac location • EPC rating C69 • Gloucester City Council - Tax Band C (£1,900.50 per annum)



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Entrance Hallway

Spacious entrance hallway provides access to the living room, kitchen and to a storage cupboard located beneath the stairwell.

Living Room / Dining Room

The open plan room offers convenient space for both lounge and dining areas with bay window overlooking the front aspect of the property. The room continues to open through to an additional room to the rear.

Breakfast Room / Home Office

The rear reception room lends itself to be the ideal breakfast room or home office if required. Patio doors provide access to the rear garden whilst additional door opens through to the utility area.

Kitchen

Galley style kitchen benefits from ample worktop and storage space alongside space for free standing appliances. Window overlooks the side aspect whilst further access to the utility area is provided.

Utility Area

Utility area benefits from additional worktop space with plumbing for an automatic washing machine below. Window overlooks the side aspect whilst access is provided to the downstairs w.c and to the rear garden.

Downstairs W.C

Cloakroom comprises of w.c, wash hand basin and window with frosted glass overlooking the rear aspect.

Landing

Spacious landing area, with window overlooking the side aspect, provides access to all three bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the front aspect and built-in double wardrobes.

Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Three

Bedroom with built-in wardrobe and window overlooking the rear aspect.

Bathroom

Accessed via sliding door, the bathroom comprises of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

Outside

To the rear of the property, a beautiful and mature rear garden is found. Measuring over 100ft in length, the patio area offers convenient space for seating whilst stepping up to the lawned area. Hedgerows and tress line the garden creating a peaceful and private space. A detached single garage is also found with up and over door to the front providing access. Gated side access leads to the driveway to the side of the property providing off-road parking for multiple vehicles whilst in-turn providing access to the garage itself. An additional lawned area to the front of the property is also found with further hedgerows creating privacy from the road.

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 (£1,900.50 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

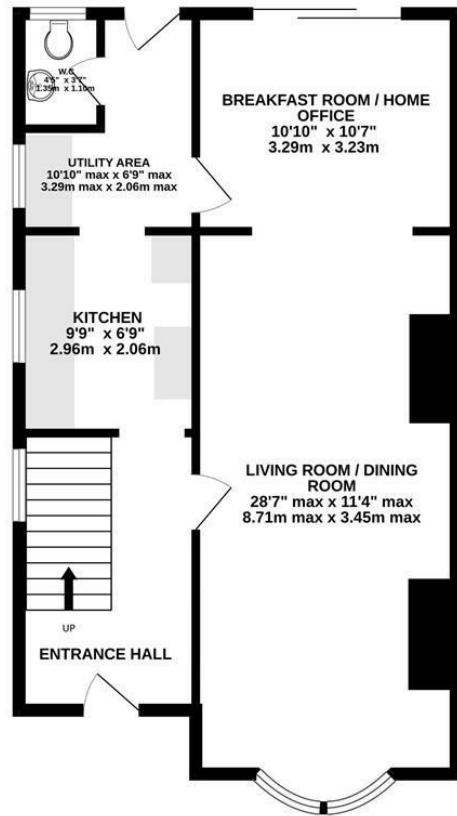
Heating: Gas central heating.

Broadband speed: Standard 8 Mbps, Superfast 41 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

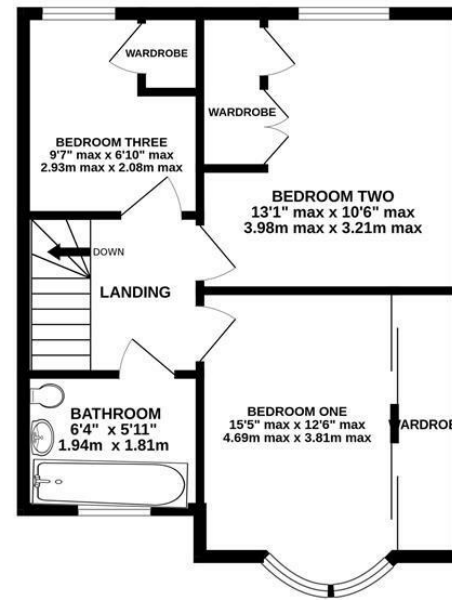
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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.

