



**Waverley Road, Longlevens GL2 0SZ**  
**£450,000**



BRADFORD ROAD

## Waverley Road, Longlevens GL2 0SZ

- Three double bedroom detached Victorian family home
- An abundance of original character features dating back to 1926
- Generous & flexible living accommodation throughout
- Positioned on a generous sized plot with potential to extend
- Secure off-road parking for multiple vehicles
- Situated in the popular residential area of Longlevens
- EPC rating D67
- Gloucester City Council - Tax Band E (£2,613.19 per annum 2024/2025)

**£450,000**

### Porch

Convenient sized porch provides suitable space for shoes, coats or suchlike. Door provides access to the garden to the side whilst also providing access to the entrance hallway itself.

### Entrance Hallway

Spacious hallway provides access to the living room, dining room, kitchen, downstairs cloakroom and to a storage cupboard located beneath the stairwell. Windows overlooking the stairwell providing an abundance of natural light into the area.

### Living Room

Deceptively spacious living room with bay window overlooking the front aspect of the property.

### Dining Room

Versatile space currently utilised as a dining room with French doors providing

access to the garden. Additional window to the provides further light into the room.

### Kitchen

With a blend of modern and original features, the kitchen provides ample worktop and storage space in a range of floor and eye level units accompanied by integrated appliances to include dishwasher, washing machine, tumble dryer, double electric ovens and gas hob. Access is provided to a walk-in pantry offering additional storage space. Window overlooks the home office to the rear with additional window overlooking the garden to the side with personal use door opening to the garden itself.

### Downstairs W.C

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



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

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### **Lean To / Home Office**

Accessed from the garden, the lean to has been converted to create a substantial sized home office benefitting from power and electric.

### **Landing**

Light and airy landing benefits from a built-in storage cupboard whilst providing access to all three bedrooms, family bathroom and to the loft above.

### **Master Bedroom**

Bay fronted double bedroom with spacious built-in double wardrobes.

### **Second Bedroom**

Double bedroom with window overlooking the side aspect and built-in wardrobes accessed via sliding doors.

### **Third Bedroom**

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

### **Bathroom**

White suite tiled family bathroom comprising of w.c, wash hand basin, bath with shower attachment over, heated towel rail and window with frosted glass overlooking the side aspect.

### **Outside**

Positioned on a substantial sized plot, the property boasts a beautiful wrap around

garden with patio areas providing perfect seating areas with lawned area. Hedgerows and planting create a sense of privacy to the garden itself enclosed with fenced borders. Tandem driveway is accessed via electric gate providing off-road for three vehicles. Additional double gate opens to the other side of the garden with the potential to create further parking if required. The garden also provides multiple sheds ideal for storage with access also provided to the workshop to the rear 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 E (£2,613.19 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2,

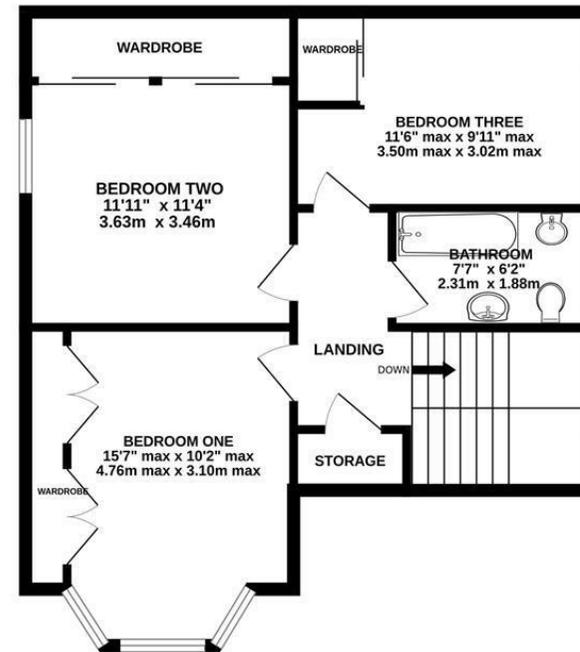
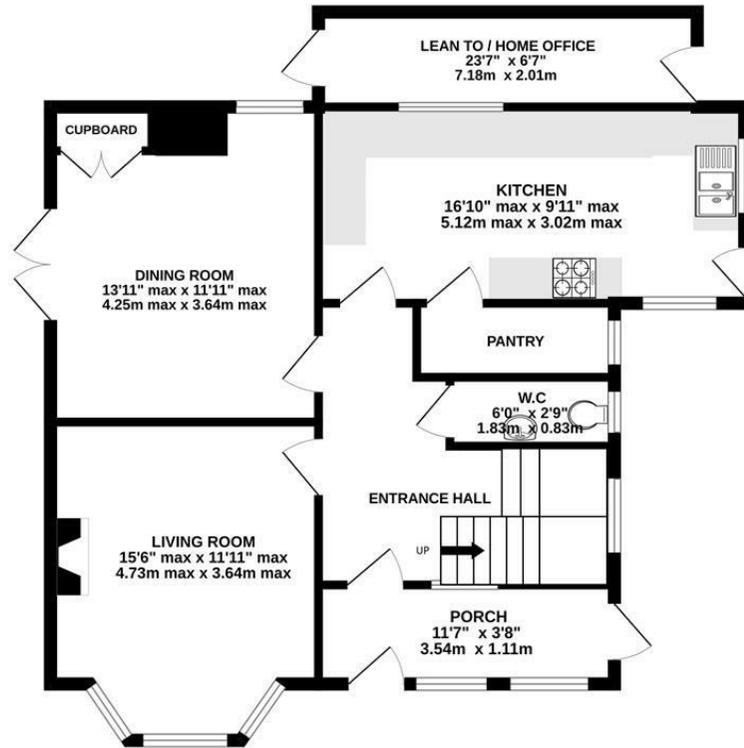
Vodafone.

Solar panels



GROUND FLOOR

1ST FLOOR



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