



**Crescentdale, Longford GL2 9ER**  
**£210,000**





## Crescentdale, Longford GL2 9ER

• No onward chain • Two double bedroom terraced house • Generous sized living accommodation • Enclosed rear garden • Driveway with parking for two vehicles • Potential rental income of £1,050 pcm • EPC rating D66 • Tewkesbury Borough Council - Tax Band B (£1,701.02 per annum) 2025/2026



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

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www.naylorpowell.com

**£210,000**

### Entrance Hallway

Hallway area opening through to both the kitchen and the lounge.

### Kitchen

Ample worktop and storage units with ample space for free standing appliances and plumbing for an automatic washing machine. Window overlooks the front aspect allowing plenty of natural light whilst a built-in storage space allows for additional for Hoover and such like.

### Lounge

Spacious lounge with convenient space for a dining area if required. Window overlooks the rear aspect with a door providing access to the garden itself whilst the stairwell is also located leading to the first floor accommodation.

### Landing

The landing area provides access to both bedrooms and the family bathroom with access to the loft above.

### Bedroom One

Double bedroom with window overlooking the rear aspect and built-in storage cupboard which houses the combi boiler.

### Bedroom Two

Bedroom with window overlooking the front aspect.

### Bathroom

Part tiled white suite bathroom comprising of w.c., wash hand basin and bath with shower attachment over. Window with frosted glass overlooks the front aspect.

### Outside

The private low maintenance rear garden is mainly laid to patio and is enclosed by fenced borders. Gated access to the rear leads back to the front of the property convenient for bins and such like. To the front of the property, the driveway provides off-road parking for two vehicles.

### 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 and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band B (£1,701.02 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 18 Mbps, Ultrafast 1000 Mbps download speed.

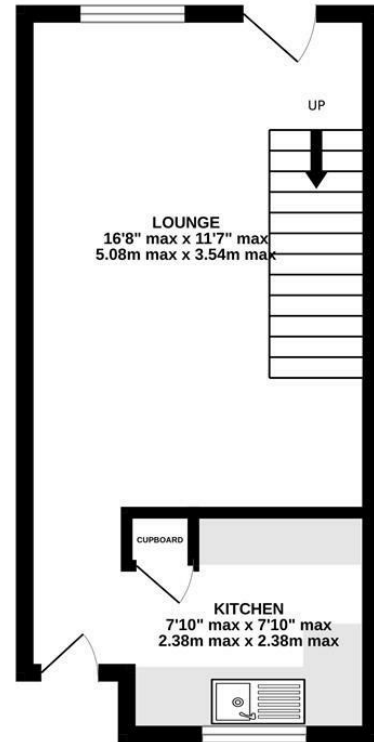
Mobile phone coverage: EE, Three, O2, Vodafone.

### Agents Note

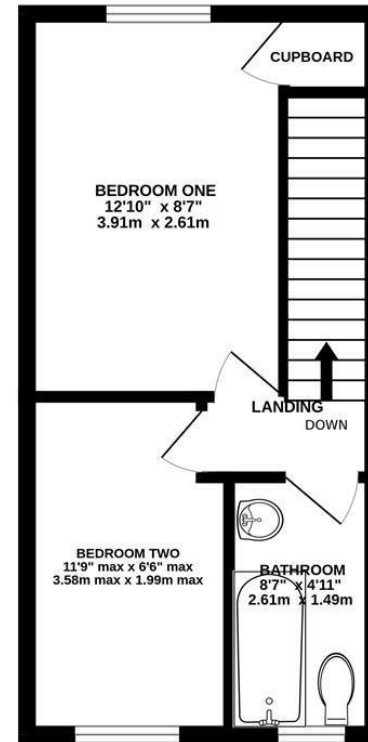
\*\*\*Please note the marketing photos were taken prior to the current tenancy\*\*\*



GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

