



Longhorn Avenue, Gloucester GL1 2BL
Offers In Excess Of £270,000



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• No onward chain • Four bedroom terrace family home • Versatile living accommodation set over three floors • Off road parking and garage • Enclosed rear garden • EPC rating C75 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

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Offers In Excess Of £270,000

Kitchen / Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated electric oven and four ring gas hob with extractor over. Space for a fridge freezer and plumbing for washing machine. French doors to the garden.

Study / Reception Room

Versatile space previously used as a study, reception room and additional bedroom. Window to front aspect.

W.C

W.C and wash hand basin.

Living Room

Spacious living room with Juliet balcony and window to front aspect.

Master Bedroom

Double bedroom with built-in wardrobe. Window to rear aspect.

En-suite

White suite comprising W.C, wash hand basin and shower enclosure.

Second Bedroom

Double bedroom with window overlooking the garden.

Third Bedroom

Window to front aspect.

Fourth Bedroom

Window to front aspect.

Bathroom

White suite benefitting from wash hand basin, W.C and bath with shower over. Frosted window to the rear aspect.

Outside

Accessed via the French doors or rear gate, the garden offers a combination of lawned and patio areas.

Garage

Garage with up and over vehicular door. Driveway for one vehicle located to the front of the garage.

Location

Longhorn Avenue is located on the outskirts of the St Oswalds retail park offering an array of shops, eateries, gym, and a Tesco supermarket. The property is also within a short distance of the historical Gloucester City Centre and the popular Gloucester Quays providing further access to shops, bars, restaurants, alongside various other amenities. The famous Kingsholm Stadium, home to Gloucester Rugby is also within close proximity. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

Material Information

Tenure: Freehold

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

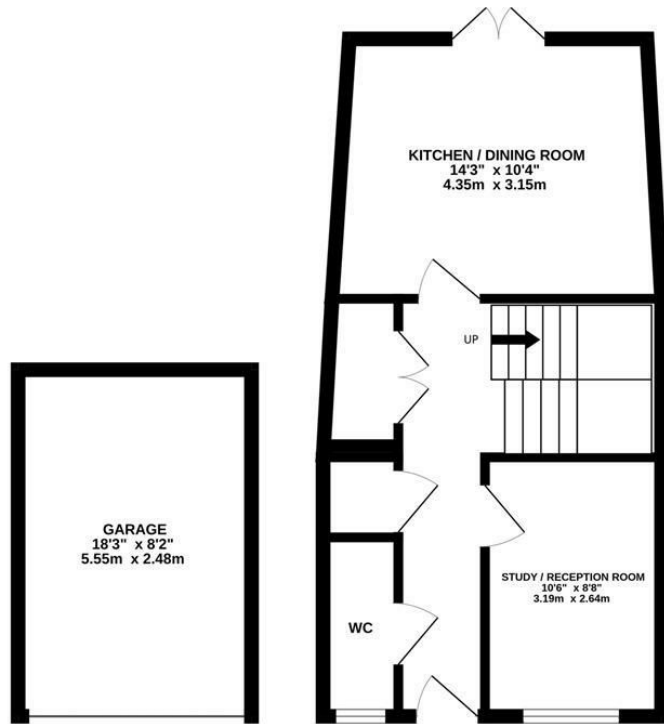
Broadband speed: Standard 10 Mbps, 80 Mbps highest available download speed

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

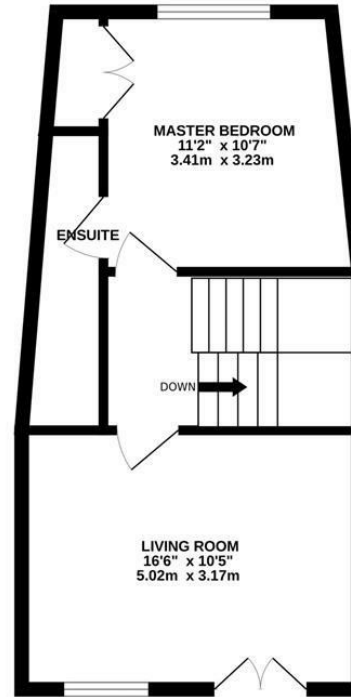
Annual service charge of £263.37



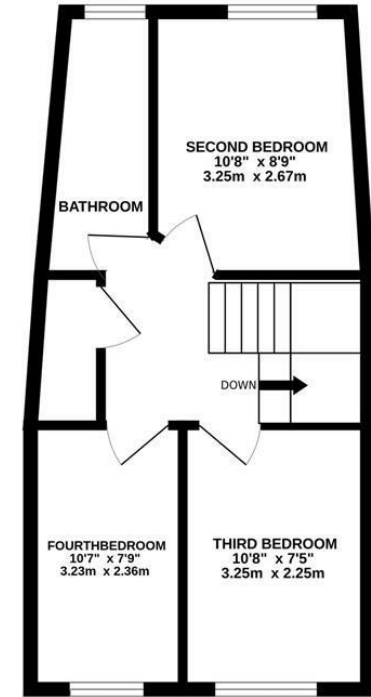
GROUND FLOOR



1ST FLOOR



2ND 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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