



**Longland Court, Longlevens GL2 9HQ**  
**£415,000**



# Longland Court, Longlevens GL2 9HQ

• Four bedroom detached family home situated in the popular suburb of Longlevens • Ample off road parking and garage • Private and enclosed rear garden • Generous & flexible living accommodation throughout • Positioned on a corner plot • EPC rating C70 • Gloucester City Council - Tax Band D (£2,238.77 per annum 2024/2025)



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

**£415,000**

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## Living Room

Spacious living room with floor to ceiling windows allowing plenty of natural light.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by electric oven and five ring gas hob. Space for fridge freezer and plumbing for washing machine. Window to rear aspect and side door to outside patio area.

## Utility Room

Additional storage alongside Worcester gas boiler and plumbing for washing machine.

## Dining Room

Versatile space with French doors leading to the conservatory.

## Conservatory

Windows to the rear aspect overlooking the back garden. French doors to outside.

## Shower Room

Modern white suite shower room with WC, wash hand basin and shower enclosure.

## Master Bedroom

Double bedroom with window to the front aspect.

## Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

## Third Bedroom

Bedroom with window to the rear aspect.

## Fourth Bedroom

Versatile room previously used as a home office or fourth bedroom.

## Bathroom

Well cared for bathroom with wash hand basin, WC and bath with shower over. Frosted window to side aspect.

## Garage

Power and lighting with rear access from the garden and up and over door granting vehicular access.

## Outside

To the front, the property offers a driveway allowing parking for multiple vehicles. Accessed via the side gate, the garden is a generous size and benefits from being a combination of lawned and patio areas accompanied by a variety of shrubbery, bushes and flowers. The property benefits from additional space to the side of the home which currently houses a garden shed.

## 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 offer 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 D (£2,238.77 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

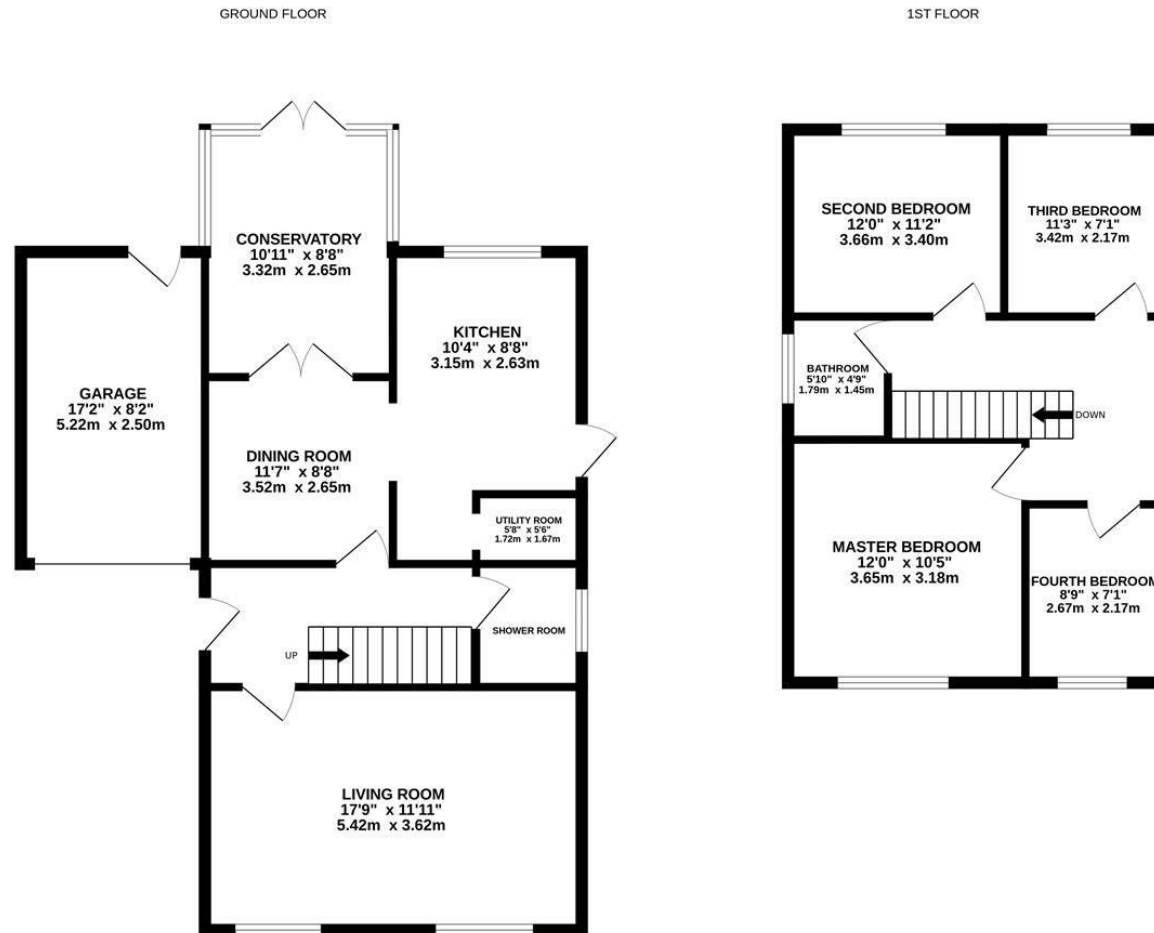
Sewerage: Mains.

Heating: Gas central heating.

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

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





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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