



**Beechcroft Road, Longlevens GL2 9HE**  
**£275,000**





## Beechcroft Road, Longlevens GL2 9HE

• No onward chain • Three bedroom semi-detached characterful home • In need of modernisation throughout • Two reception rooms • Private & enclosed rear garden • Driveway & detached garage • Situated in the popular residential location of Longlevens • EPC rating D66 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

**£275,000**



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

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Spacious hallway provides access to the living room, dining room, kitchen and stairwell leading to the first floor of the property.

### Living Room

Bay fronted living room with window overlooking the front aspect.

### Dining Room

Adjacent to the kitchen providing the potential to knock through and create an open plan kitchen / dining room if required. French doors provide access to the rear garden.

### Kitchen

The kitchen provides ample worktop and storage space alongside room for free standing appliances. Access is provided to a pantry cupboard located beneath the stairwell. Window overlooks the rear garden with door providing further access to the garden itself.

### Landing

The landing provides access to all three bedrooms, family bathroom, separate w.c and to the loft above.

### Bedroom One

Double bedroom with bay window overlooking the front aspect.

### Bedroom Two

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

### Bedroom Three

Bedroom with window overlooking the front aspect of the property.

### Bathroom

White suite tiled bathroom comprises bath with shower attachment over, wash hand basin and window with frosted glass overlooking the side aspect.

### W.C

Adjacent to the bathroom, the room comprises w.c and window with frosted glass overlooking the side aspect.

### Outside

To the rear, an enclosed rear garden is found with privacy to the garden created by large hedgerows and fencing. Patio area provides a suitable seating area leading to the lawned space. Side access leads to the pathway leading to the detached single garage offering the potential to be converted into a home office or such like. Driveway to the front of the property provides off-road parking for multiple vehicles whilst an additional lawned area is also found.

### 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 C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

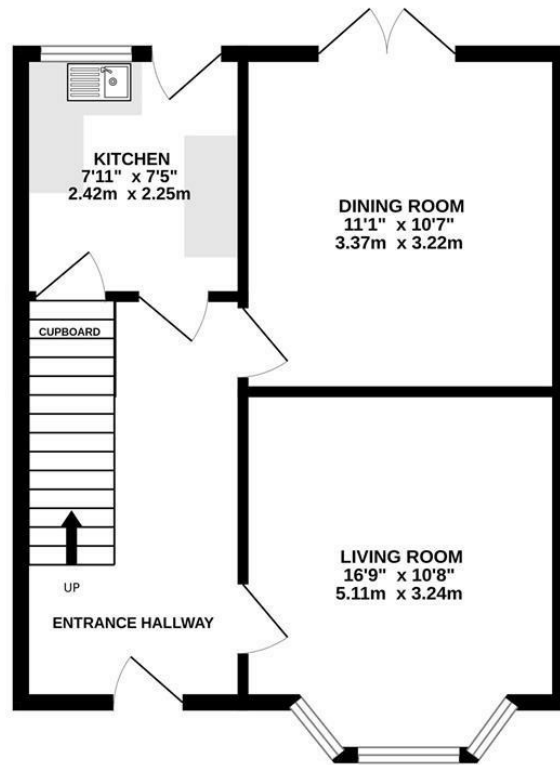
Heating: Gas central heating.

Broadband speed: Standard 4 Mbps, Ultrafast 1000 Mbps download speed.

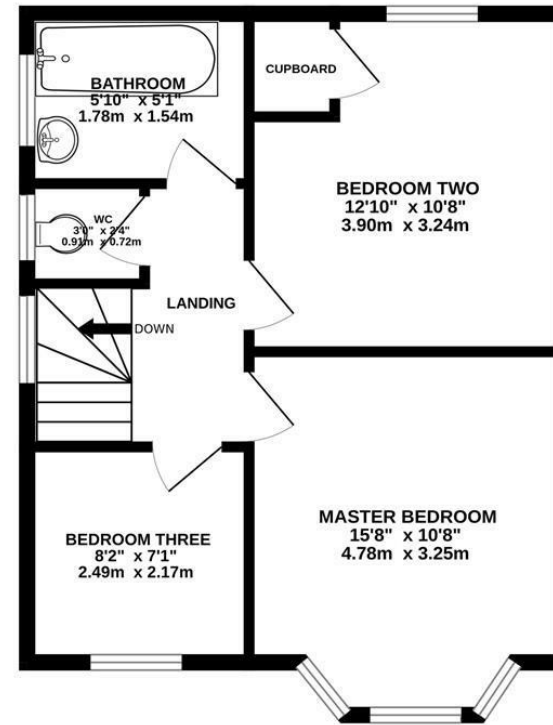
Mobile phone coverage: Virgin Media, Vodafone, EE, O2, Three.



GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

