



361 Longford Lane
Gloucester GL2 9EL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Gloucester GL2 9EL

Offers Over £400,000

Extended chain free 1950's three bedroom detached house with lovely gardens and an attached 18ft garage situated on the outskirts of Gloucester with excellent access for the commuter.

Accommodation downstairs comprises, entrance porch, lobby, cloakroom, entrance hallway, extended lounge with patio doors onto the garden, fitted kitchen/diner with a door into the conservatory.

Upstairs you have three good bedrooms and a modern shower room.

Outside at the front there is a driveway leading to the garage and gardens that are mainly laid to lawn.

At the rear of the property you have a lovely well planted enclosed garden with a lawn, flower borders, a greenhouse and a garden shed.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Partially glazed front door leads into:

ENTRANCE PORCH

Tiled floor, wall light, keysafe, a further partially glazed door leads into:

LOBBY

7'3 x 5'9 (2.21m x 1.75m)

Door into the entrance hallway and a further door into:

CLOAKROOM

Low level w.c., wash hand basin, partially tiled walls, window to rear elevation.

ENTRANCE HALLWAY

13'7 x 6'1 max (4.14m x 1.85m max)

Stairs leading off with cupboard under, single radiator, cloaks hanging space, window to front elevation.

LOUNGE

19'5 x 12'3 max (5.92m x 3.73m max)

Former open fireplace with a quarry tiled hearth, two single radiators, tv point, double glazed patio doors to rear elevation onto the rear garden, window to side elevation.

KITCHEN/DINER

18'1 x 10'9 max (5.51m x 3.28m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, electric cooker point, plumbing for automatic washing machine, double and single radiators, telephone point, space for table and chairs, double glazed windows to front elevation, partially glazed door to side elevation.





CONSERVATORY

12'5 x 6'6 max (3.78m x 1.98m max)

Tiled floor, built in storage cupboards, polycarbonate roof, personal access door into the garage.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, double glazed window to front elevation overlooking the surrounding area.

BEDROOM 1

11'5 x 11'2 max (3.48m x 3.40m max)

Single radiator, wall lights, airing cupboard with an insulated hot water cylinder and slatted shelving, upvc double glazed window to rear elevation overlooking the rear garden and surrounding countryside.

BEDROOM 2

13'7 x 12' max (4.14m x 3.66m max)

Single radiator, double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

8'5 x 8'1 (2.57m x 2.46m)

Single radiator, double glazed window to front elevation.

SHOWER ROOM

6'1 x 6' (1.85m x 1.83m)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, single radiator, storage cupboard, shaver point and light, double glazed window to front elevation.

OUTSIDE

To the front there is a driveway providing off road parking which leads to a:

GARAGE

18'4 x 8'7 (5.59m x 2.62m)

Up and over door to front elevation, power, lighting, storage space over, door and window to rear elevation.

There are pleasant mature front gardens which are laid to lawn with plants and bushes with walling surround and a pathway leading to the front door.

To the rear there is a very pleasant enclosed garden with a paved patio which leads onto a large lawn with flower borders, plants, shrubs, bushes, mature trees, wooden shed garden shed and greenhouse.



SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





DIRECTIONS

From the Tewkesbury Road, Longford proceed past the Longford Inn and at the roundabout take the 2nd exit off into Tewkesbury turning right where signposted Longford Lane where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

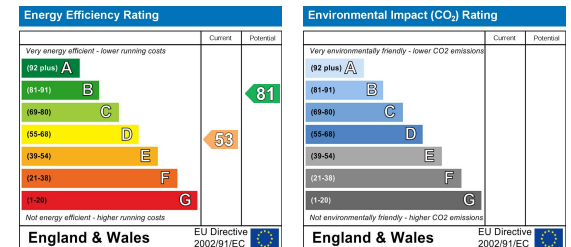


TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

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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