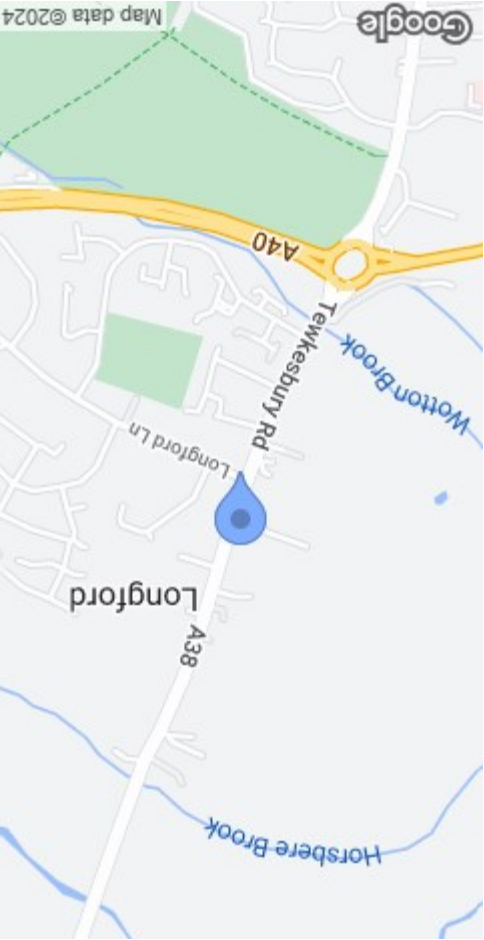




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>B</td><td>48-55 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>C</td><td>62-85 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>D</td><td>81-105 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>E</td><td>106-150 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>F</td><td>151-200 kWh/m² per year (CO₂ eq)</td></tr> <tr><td>G</td><td>201-250 kWh/m² per year (CO₂ eq)</td></tr> </table>	A	39-47 kWh/m ² per year (CO ₂ eq)	B	48-55 kWh/m ² per year (CO ₂ eq)	C	62-85 kWh/m ² per year (CO ₂ eq)	D	81-105 kWh/m ² per year (CO ₂ eq)	E	106-150 kWh/m ² per year (CO ₂ eq)	F	151-200 kWh/m ² per year (CO ₂ eq)	G	201-250 kWh/m ² per year (CO ₂ eq)	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-90 g/kWh</td></tr> <tr><td>G</td><td>91-120 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-45 g/kWh	C	46-55 g/kWh	D	56-65 g/kWh	E	66-75 g/kWh	F	76-90 g/kWh	G	91-120 g/kWh
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1ST FLOOR



GROUND FLOOR



90 Tewkesbury Road
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Offers Over £300,000

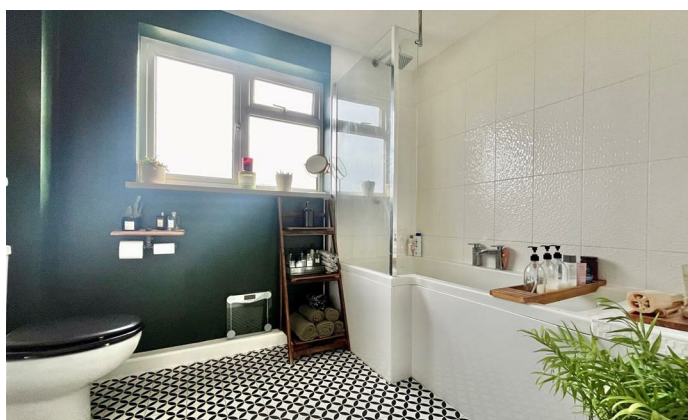
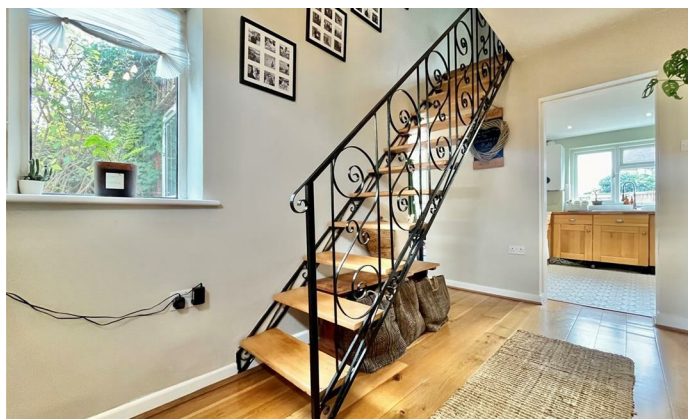
Charming extended and very well presented three bedroom red brick period property with a pleasant enclosed garden and a driveway providing off road parking.

Accommodation comprises hallway, light lounge with a former open fireplace, fitted kitchen/breakfast room with built in appliances, utility room and dining room/bedroom four with French doors onto the patio.

Upstairs you have three good bedrooms and a bathroom with a modern white suite.

Outside there is a pleasant enclosed rear garden that has a paved patio and lawn that gives access to the driveway with off road parking.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed front door leads into:

ENTRANCE HALLWAY

12' x 6'5 max (3.66m x 1.96m max)

Engineered oak floor, single radiator, stairs leading off, upvc double glazed window to side elevation.

LOUNGE

16'7 x 12'1 max (5.05m x 3.68m max)

Former open fireplace with a tiled hearth, engineered oak floor, tv point, recess with shelving, single radiator, two upvc double glazed Georgian style windows to front elevation.

KITCHEN/BREAKFAST ROOM

15'1 x 9'4 (4.60m x 2.84m)

Oak fronted base and wall mounted units, oak worktops, single drainer one and a half bowl sink unit with a mixer tap, electric cooker point, built in dishwasher, built in fridge, double radiator, space for table and chairs, downlighters, wall mounted gas fired combination boiler, upvc double glazed door and window to rear elevation overlooking the rear garden.

DINING ROOM/BEDROOM 4

12'9 x 9'6 max (3.89m x 2.90m max)

Engineered oak floor, single radiator, upvc double glazed French doors onto the patio.

UTILITY ROOM

8'3 x 6' max (2.51m x 1.83m max)

Base unit, laminated worksurface, space for a fridge/freezer, single radiator, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Exposed floorboards.

BEDROOM 1

14'1 x 12'1 max (4.29m x 3.68m max)

Exposed floorboards, built in wardrobes, single radiator, upvc double glazed Georgian style window to front elevation.

BEDROOM 2

9'2 x 8'7 (2.79m x 2.62m)

Built in wardrobe, single radiator, upvc double glazed Georgian style window to front elevation.

BEDROOM 3

9'5 x 8'6 max (2.87m x 2.59m max)

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

BATHROOM

8'9 x 6'6 (2.67m x 1.98m)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a pathway leading to the front door and gardens with walling surround.

To the rear there is a pleasant enclosed garden with a paved patio and the rest of the garden is laid to lawn and gravel surrounded by panelled fencing. There is a personal access gate leading onto gravelled off road parking.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

DIRECTIONS

From Estcourt Road turn right where signposted into Tewkesbury Road and proceed along here where the property can be located on the right hand side.

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.

PROPERTY SURVEYS

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