



46 Beechcroft Road
Longlevens, Gloucester GL2 9HF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£379,950

Longlevens, Gloucester GL2 9HF

A BEAUTIFULLY EXTENDED and RENOVATED THREE BEDROOM semi detached home having a STUNNING KITCHEN/DINER/FAMILY ROOM measuring in excess of 20ft with bifolding doors onto the ENCLOSED PRIVATE SOUTH FACING GARDENS, CLOAKROOM, UTILITY, THREE DOUBLE BEDROOMS and A LUXURY EN-SUITE SHOWER ROOM.

The accommodation comprises of entrance hall, lounge, kitchen/diner/family room, utility and cloakroom. Whilst to the first floor three double bedrooms, luxury en-suite shower room and luxury family bathroom.

Additional benefits include gas fired central heating, fully upvc double glazing, show home condition throughout, extensively refurbished to include a complete re-wire and re-plastered, private enclosed south facing rear garden and ample off road parking.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens).

Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens.

The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.



Composite door leads into:

ENTRANCE HALL

Stairs leading to the first floor landing, Herringbone style flooring, upvc double glazed window to front aspect.

LOUNGE

13'9" x 12'5" (4.2m x 3.8m)

Slate hearth with a wooden mantel perfect for a woodburner, storage units to either sides with cabinets and shelving, radiator, power points, Herringbone style flooring, upvc double glazed bay window to front aspect, door into:



KITCHEN/DINER/FAMILY ROOM

20'4" x 14'1" (6.2m x 4.3m)

A light grey kitchen comprising of a range of base, drawer and wall mounted units, Quartz worktop and splashback, ceramic sink with a mixer tap set in an Island unit with a breakfast bar and wine fridge, integral dishwasher, Rangemaster five electric hob with extractor fan over, NEFF double oven, space for a large fridge/freezer, storage cupboard/pantry, modern radiator, power points, Herringbone style flooring, Velux roof lights, bifold doors overlooking the private rear gardens, door into:

UTILITY ROOM

12'1" x 5'10" (3.7m x 1.8m)

Matching light grey base and wall units, larder style cupboard, solid wood worksurface, panelled walling, space and plumbing for automatic washing machine, space for tumble dryer, radiator, power points, cupboard housing the gas boiler, Herringbone style flooring, upvc part glazed door giving access onto the private rear gardens, door into:

CLOAKROOM

Close coupled w.c., modern wall mounted wash hand basin, panelled walling, Herringbone style flooring, extractor.





STORAGE

Power, lighting and double wooden doors to front aspect.

From the entrance hall stairs lead to the first floor landing.

LANDING

Various doors leading off, access into the roof space.

BEDROOM 1

12'1" x 10'9" (3.7m x 3.3m)

Radiator, power points, upvc double glazed window to front aspect, opening into:

LUXURY EN-SUITE SHOWER ROOM

Walk in fully tiled double shower cubicle, modern wash hand basin with drawers below, close coupled w.c., wall mounted heated towel rail, tiled floor, upvc double glazed opaque window to side aspect.

BEDROOM 2

10'9" x 9'2" (3.3m x 2.8m)

Fitted bedroom furniture, radiator, power points, upvc double glazed window to rear aspect.

BEDROOM 3

11'5" x 5'10" (3.5m x 1.8m)

Fitted wardrobes, power points, radiator, upvc double glazed window to rear aspect.

LUXURY FAMILY BATHROOM

White suite comprising modern panelled bath with shower attachment over, modern wash hand basin with vanity unit below, close coupled w.c., tiled splashbacks, wall mounted mirror, chrome heated towel rail, tiled flooring, upvc double glazed opaque window to rear aspect.



OUTSIDE

To the front there is a hardstanding providing ample off road parking for at least three vehicles and is part enclosed by hedging.

The south facing garden to the rear has a large porcelain patio area with a step down onto a lawned area, timber garden store shed and the whole is enclosed by a combination of timber panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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.



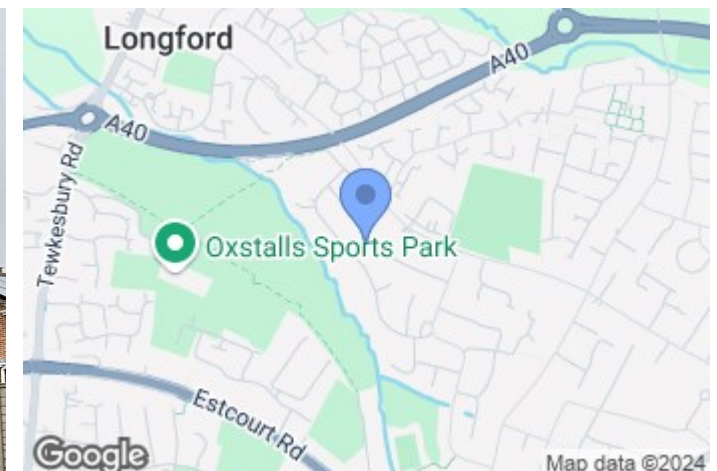
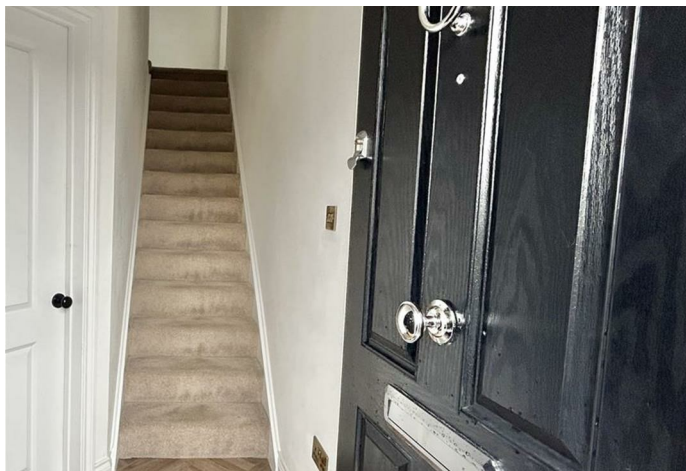


DIRECTIONS

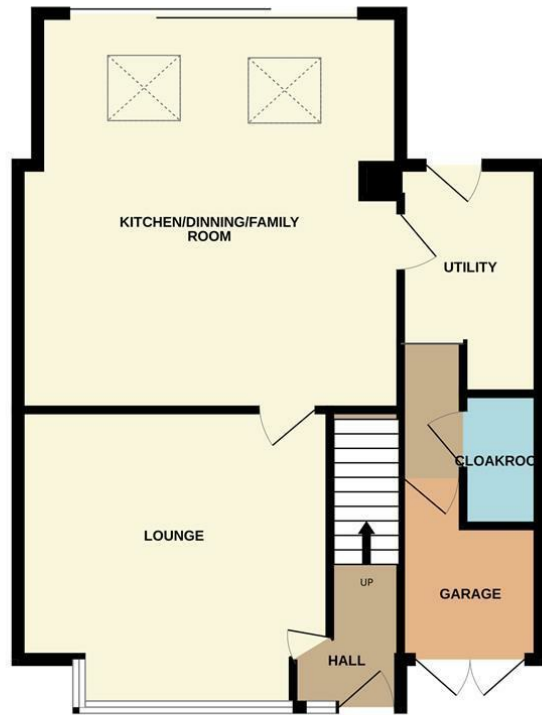
From the University of Gloucestershire Oxstalls Campus head west on Oxstalls Way towards Chamwells Avenue then turn left into Beechcroft Road where the property can be located.

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



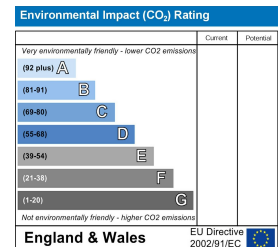
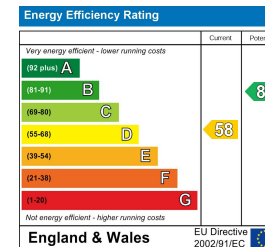
1ST FLOOR



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.
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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.





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