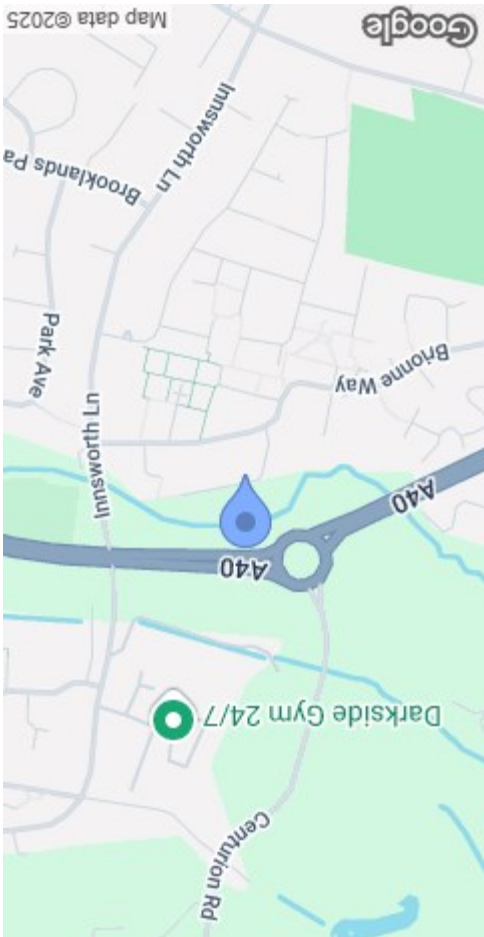
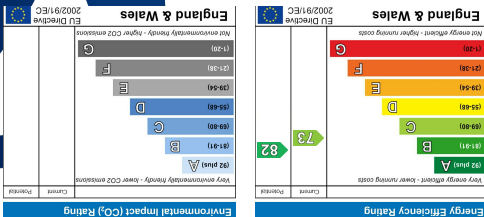




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.



What every attempt has been made to ensure the accuracy of the floorplan contained these measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken for any error of omission or measurement. 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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4 Lacy Close
 Longlevens, Gloucester GL2 0TX

£420,000

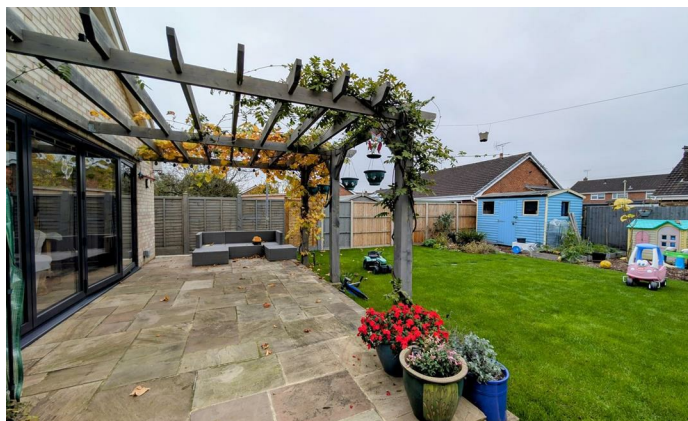
Spacious largely extended four double bedroom detached bungalow with a 20ft open plan living space that has bifold doors onto the patio, fitted kitchen with built in appliances and quartz worktops.

Accommodation comprises hallway, cloakroom, open plan living space, four double bedrooms and the bathroom with a white suite.

Outside of the property you have a driveway with parking for four vehicles and a pleasant enclosed rear garden with a patio, lawn and garden sheds.

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.



Double glazed front door with leaded lights leads into:

ENTRANCE HALLWAY

Tiled floor, coved ceiling, access into the loft space, cloaks hanging space, underfloor heating.

CLOAKROOM

6' x 2'9 (1.83m x 0.84m)

Low level w.c., Belfast style sink unit with a pine surface, tiled splashback and mixer tap, tiled floor, underfloor heating, extractor fan, coved ceiling, upvc double glazed window to rear elevation.

OPEN PLAN LIVING SPACE

20'9 x 20'8 max (6.32m x 6.30m max)

LOUNGE/DINING AREA

Tiled floor, space for table and chairs, tv point, underfloor heating, Velux roof, light, bifold doors onto the patio.

KITCHEN

Base and wall mounted units, Quartz worktops and splashbacks, one and a half bowl sink unit with a mixer tap, five burner range style cooker with a matching stainless steel splashback and extractor hood, plumbing for automatic washing machine, built in dishwasher, breakfast bar, space for an American style fridge/freezer, tiled floor, underfloor heating.

BEDROOM 1

14'8 x 11'6 (4.47m x 3.51m)

Wall lights, coved ceiling, single radiator, tv point, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

16'7 x 8'1 (5.05m x 2.46m)

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

BEDROOM 3

12'8 x 9'9 max (3.86m x 2.97m max)

Single radiator, tv point, upvc double glazed window to side elevation.

BEDROOM 4

12' x 7'5 (3.66m x 2.26m)

Single radiator, upvc double glazed window to side elevation.

BATHROOM

7'6 x 7'1 (2.29m x 2.16m)

White suite comprising shower whirlpool bath with a mixer tap and shower unit over, wash hand basin with a mixer tap, tiled splashback and drawers below, low level w.c., partially tiled walls, tiled floor, underfloor heating, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a gravelled driveway providing off road parking for three/four vehicles and a block paved pathway leading to the front door.

To the rear there is a paved patio, a side block paved garden with a wooden built garden shed and the rest of the rear garden is laid to lawn with flower borders, plants, bushes, a further storage shed all surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

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.

WATER RATES

To be advised.

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 Cheltenham Road, Longlevens turn right at the traffic lights where signposted into Church Lane and proceed along here turning right at the traffic lights into Innsworth Lane then left where signposted into Brionne Way then right into Lacy Close 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).

