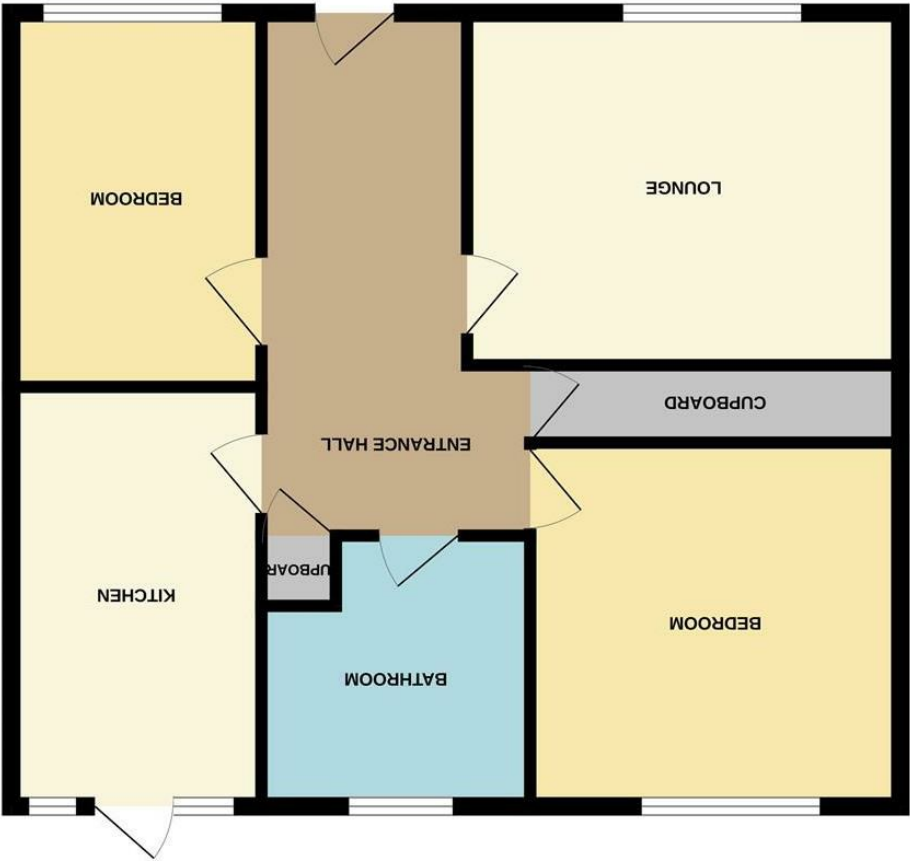
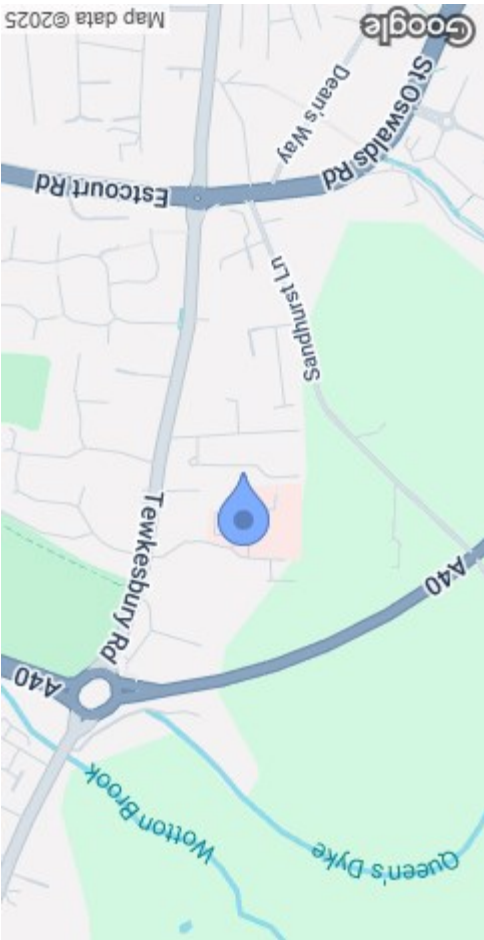
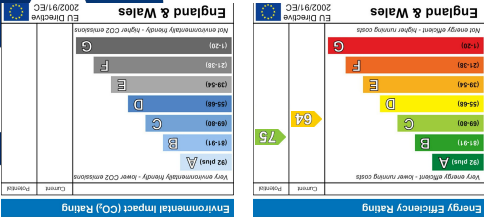




MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



5 Orchard Close  
Longford, Gloucester GL2 9BB



STEVE GOOCH  
ESTATE AGENTS | EST 1985



£185,000

A beautifully presented two bedroom ground floor leasehold maisonette having its own private enclosed garden and off road parking for three vehicles.

Additional benefits include gas fired central heating with a new combination boiler installed in 2024, upvc double glazing throughout, bespoke newly fitted kitchen with integral appliances, oak veneer internal doors, open fireplace, two double bedrooms, summerhouse and garden shed.

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.



Composite door leads into:

**ENTRANCE HALL**

Radiator, various doors leading off, storage cupboard, airing cupboard with shelving, part glazed oak veneer door gives access into:

**LOUNGE**

13'9" x 11'5" (4.2m x 3.5m )

Open fire with a slate hearth and solid wood mantel above, radiator, power points, upvc double glazed window to front aspect.

**BESPOKE NEWLY FITTED KITCHEN**

11'5" x 6'10" (3.5m x 2.1m )

Bespoke fitted kitchen with solid wood worksurfaces, stainless steel sink and drainer unit with a mixer tap, integral washing machine, integral tumble dryer, integral fridge and freezer, gas cooker with an extractor hood over, karndean flooring, Viesman combination boiler (fitted in 2024), radiator, two upvc double glazed windows to rear aspect, part glazed door onto the private enclosed rear garden.

**BEDROOM 1**

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

Power points, radiator, upvc double glazed window overlooking the rear garden.

**BEDROOM 2**

11'1" x 7'2" (3.4m x 2.2m )

Power points, radiator, upvc double glazed window to front aspect.

**BATHROOM**

Modern white suite comprising pedestal wash hand basin with a mixer tap, panelled bath with an electric Mira shower over, low level w.c., wall mounted medicine cabinet, chrome heated towel rail, fully tiled walls, tiled flooring, upvc double glazed opaque window to rear aspect.

**OUTSIDE**

To the rear there is gated side access leading to a patio area, lovely timber summer house and store shed both having power. The garden is primarily laid to lawn and is private and enclosed by close board panelled fencing. To the front there is a gravelled driveway providing off road parking for three vehicles. There are CCTV cameras to the front and rear of the property.

**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: A  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Leasehold.

**LEASE**

950 Years From 1956.

**MAINTENANCE CHARGES**

£7.50 Per Annum.

**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 Walls roundabout take Barnwood Road towards the city centre and at the next roundabout take the 2nd exit off. Continue along here and at the next roundabout proceed straight over into Estcourt Road. At the next roundabout take the third exit into Tewkesbury Road then turn left into Westfield Terrace then right into Orchard Close where the property can be found 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).

