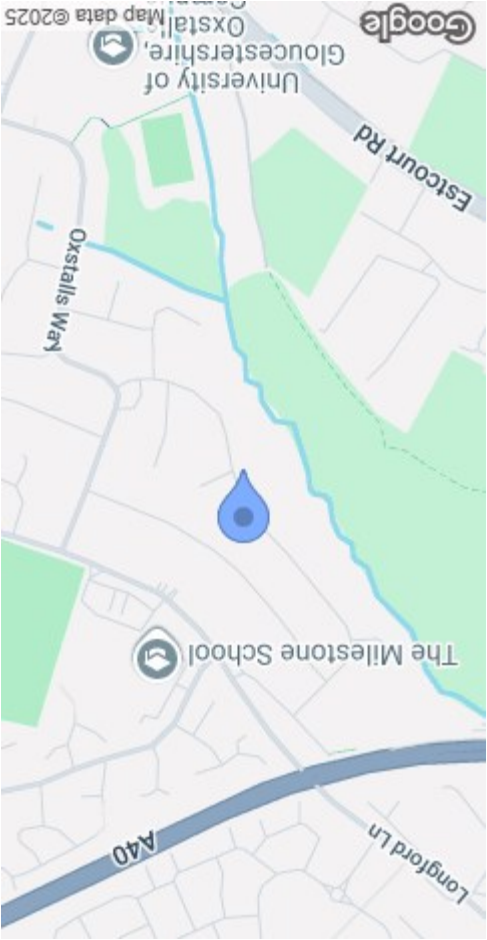


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Energy Efficiency Rating		70	
Energy Efficiency Rating		62	
Energy Efficiency Rating		55	
Energy Efficiency Rating		48	
Energy Efficiency Rating		41	
Energy Efficiency Rating		34	
Energy Efficiency Rating		27	
Energy Efficiency Rating		20	
Energy Efficiency Rating		13	
Energy Efficiency Rating		6	
Energy Efficiency Rating		0	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Environmental Impact (CO <sub>2</sub> ) Rating		D	
Environmental Impact (CO <sub>2</sub> ) Rating		E	
Environmental Impact (CO <sub>2</sub> ) Rating		F	
Environmental Impact (CO <sub>2</sub> ) Rating		G	
Environmental Impact (CO <sub>2</sub> ) Rating		H	
Environmental Impact (CO <sub>2</sub> ) Rating		I	
Environmental Impact (CO <sub>2</sub> ) Rating		J	
Environmental Impact (CO <sub>2</sub> ) Rating		K	
Environmental Impact (CO <sub>2</sub> ) Rating		L	
Environmental Impact (CO <sub>2</sub> ) Rating		M	
Environmental Impact (CO <sub>2</sub> ) Rating		N	
Environmental Impact (CO <sub>2</sub> ) Rating		O	
Environmental Impact (CO <sub>2</sub> ) Rating		P	
Environmental Impact (CO <sub>2</sub> ) Rating		Q	
Environmental Impact (CO <sub>2</sub> ) Rating		R	
Environmental Impact (CO <sub>2</sub> ) Rating		S	
Environmental Impact (CO <sub>2</sub> ) Rating		T	
Environmental Impact (CO <sub>2</sub> ) Rating		U	
Environmental Impact (CO <sub>2</sub> ) Rating		V	
Environmental Impact (CO <sub>2</sub> ) Rating		W	
Environmental Impact (CO <sub>2</sub> ) Rating		X	
Environmental Impact (CO <sub>2</sub> ) Rating		Y	
Environmental Impact (CO <sub>2</sub> ) Rating		Z	



Offers Over £300,000

Two/three bedroom semi detached house that would benefit from renovation to reach its full potential sitting within a plot of approaching a fifth of an acre in a very popular location.

Accommodation comprises hallway, extended lounge, conservatory, kitchen, breakfast room, sitting/bedroom three, bathroom, bedroom one and bedroom two.

Outside at the front of the property you have a driveway and a front garden that is laid to lawn.

Around to the rear you have an extremely long garden that is partially laid to lawn with plants, bushes, fruit trees and sheds.

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.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Double radiator, tiled floor, stairs leading off, upvc double glazed windows to both side elevations.

EXTENDED LOUNGE

23'1 x 9'7 max (7.04m x 2.92m max)  
Ornamental fireplace surround and hearth, double radiator, tv point, patio doors into:

CONSERVATORY

9'5 x 9'1 (2.87m x 2.77m )  
Upvc double glazed construction with a polycarbonate roof, French doors to rear elevation, tiled floor.

KITCHEN

10'5 x 7'6 (3.18m x 2.29m)  
Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, gas and electric cooker points, wall mounted gas fired combination boiler, window to front elevation overlooking the surrounding area.

BREAKFAST ROOM

10'9 x 8'2 (3.28m x 2.49m)  
Double radiator, double doors into:

SITTING/BEDROOM 3

11'9 x 10'9 (3.58m x 3.28m)  
Double radiator, upvc double glazed door to side elevation, upvc double glazed window rear elevation overlooking the rear garden.

BATHROOM

6'1 x 5'6 (1.85m x 1.68m)  
White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, tiled floor, single radiator, window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Built in storage cupboard.

BEDROOM 1

15'9 x 9'5 max (4.80m x 2.87m max)  
Single radiator, windows to front and rear elevations.

BEDROOM 2

13'8 x 7'7 (4.17m x 2.31m)  
Single radiator, windows to side and rear elevations.

OUTSIDE

To the front of the property there is a driveway providing off road parking and a garden which is laid to lawn. A wooden built gate leads around to the side where there is a concreted garden area.

To the rear there is an enclosed garden with a patio and gated access leads onto the rest of the garden which is partially laid to lawn with plants, shrubs, bushes, trees and sheds.

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: C  
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 Longford proceed along Longford Lane in the direction of Longlevens over the bridge turning first right where signposted Oxstalls Way then right into Oxstalls Drive 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).