



27 Penny Close
Longlevens, Gloucester GL2 0NP

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

27 Penny Close

£465,000

Longlevens, Gloucester GL2 0NP

SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME with a DOUBLE GARAGE, an EN-SUITE SHOWER ROOM, a 22FT LOUNGE with patio doors onto the garden and a LARGER THAN AVERAGE PLOT situated conveniently at the end of a cul-de-sac.

Accommodation comprises hallway, cloakroom, 22ft lounge, dining room, 15ft kitchen/breakfast room, 18ft bedroom one with its en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom with a white suite.

Outside at the front of the property you have a tarmac driveway leading to the double garage and a front garden that is laid to gravel.

Around to the rear you have a pleasant enclosed garden with a large paved patio and a lawn.

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.



Double glazed front door with leaded lights lead into:

ENTRANCE HALLWAY

High gloss style floor, stairs leading off, coved ceiling, single radiator.

CLOAKROOM

5'1 x 4'4 (1.55m x 1.32m)

Low level w.c., wash hand basin with a cupboard below, chrome heated towel rail, partially tiled walls, High gloss tiled floor, upvc double glazed window to front elevation.

LOUNGE

22'4 x 14'9 max (6.81m x 4.50m max)

Fireplace with a marble surround and hearth housing a coal effect fire, two double radiators, wall lights, coved ceiling, tv point, upvc double glazed window to front elevation, upvc double glazed patio doors to rear elevation onto the garden.

DINING ROOM

11'4 x 10'9 (3.45m x 3.28m)

High gloss tiled floor, double radiator, wall light, coved ceiling, upvc double glazed window to rear elevation overlooking the garden.

KITCHEN/BREAKFAST ROOM

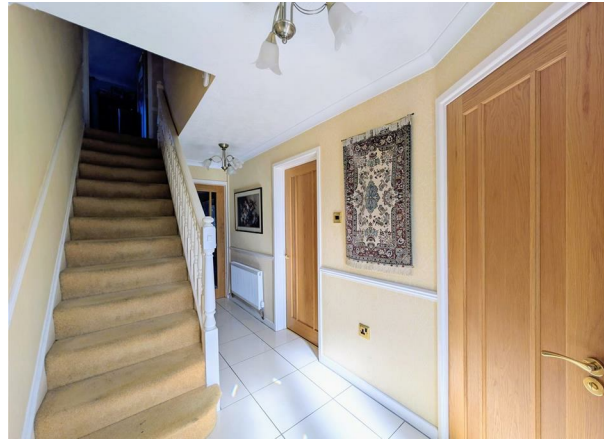
15'8 x 11'2 max (4.78m x 3.40m max)

Oak fronted base and wall mounted units, laminated worksurface and splashback, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in five burner gas hob, extractor hood, electric double oven, built in dishwasher, fridge and washing machine, breakfast bar, two single radiators, tiled floor, downlighters, two upvc double glazed windows to rear elevation, matching door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to loft space, walk in airing cupboard with a radiator and slatted shelving.





BEDROOM 1

18'3 x 10'5 (5.56m x 3.18m)

Wardrobes, single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area, through to:

EN-SUITE SHOWER ROOM

11'3 x 5'4 max (3.43m x 1.63m max)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, High gloss tiled floor, downlighters, extractor fan, upvc double glazed window to front elevation.

BEDROOM 2

11'8 x 10'9 max (3.56m x 3.28m max)

Coved ceiling, single radiator, tv point, upvc double glazed window to rear elevation overlooking the surrounding area.

BEDROOM 3

11'1 x 8'7 (3.38m x 2.62m)

Coved ceiling, single radiator, upvc double glazed window to rear elevation.

BEDROOM 4

9'7 x 8'7 (2.92m x 2.62m)

Coved ceiling, single radiator, upvc double glazed window to rear elevation.

FAMILY BATHROOM

7'7 x 5'5 max (2.31m x 1.65m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, fully tiled walls, tiled floor, downlighters, upvc double glazed window to side elevation.

OUTSIDE

The front garden is laid with a laurel hedge surround. There is also a tarmac driveway providing off road parking leading to a:

DOUBLE DETACHED GARAGE

16'9 x 16'4 max (5.11m x 4.98m max)

Two electric roller shutter doors to front elevation, access to loft space, power and lighting.

To the rear there is a enclosed garden which is mainly laid to lawn with a large paved patio, flower borders, plants, shrubs, bushes and trees all surrounded by brick walling and 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: E
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freeman.

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.



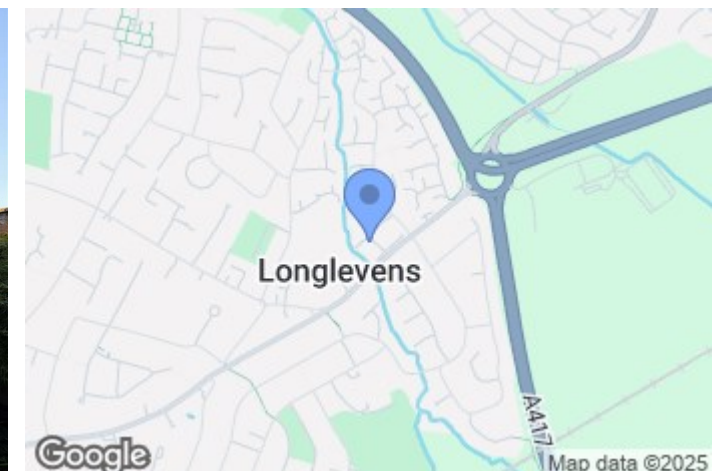


DIRECTIONS

From Cheltenham Road turn left where signposted into Greyhound Gardens taking the first left into Penny Close and follow this road around to the left to the end where the property can be located.

PROPERTY SURVEYS

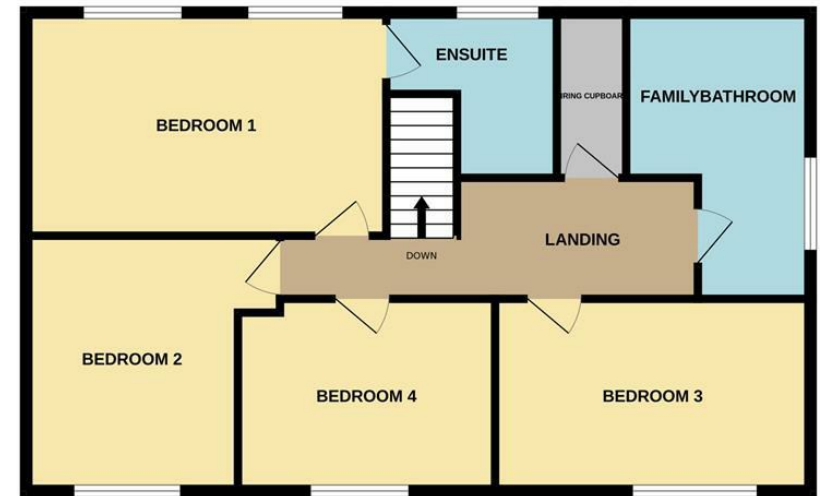
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



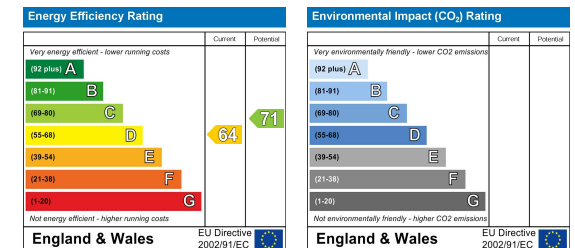
1ST FLOOR



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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