



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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
95	84
Excellent	Good
Energy Efficiency Rating	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO ₂ emissions	Very energy efficient - low CO ₂ emissions
A	B
101-110	91-110
111-120	81-90
121-130	71-80
131-140	61-70
141-150	51-60
151-160	41-50
161-170	31-40
171-180	21-30
181-190	11-20
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201-210	0-10
211-220	-1-0
221-230	-2-1
231-240	-3-2
241-250	-4-3
251-260	-5-4
261-270	-6-5
271-280	-7-6
281-290	-8-7
291-300	-9-8
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441-450	-24-23
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461-470	-26-25
471-480	-27-26
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491-500	-29-28
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3951-3960	-375-374
3961-3970	-376-375
3971-3980	-377-376
3981-3990	-378-377
3991-4000	-379-378
4001-4010	-380-379
4011-4020	-381-380
4021-4030	-382-381
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4051-4060	-385-384
4061-4070	-386-385
4071-4080	-387-386
4081-4090	-388-387
4091-4100	-389-388
4101-4110	-390-389
4111-4120	-391-390
4121-4130	-392-391
4131-4140	-393-392
4141-4150	-394-393

£289,950

Well presented three bedroom semi detached family home with a 15ft fitted kitchen/diner, a downstairs wc, off road parking for two vehicles and a pleasant enclosed rear garden situated in a tucked away position.

Accommodation comprises hallway, lounge, fitted kitchen/diner with built in appliances, rear hallway, wc, bedroom one with a fitted wardrobe, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have off road parking for two vehicles and a pleasant enclosed rear garden with a patio, lawn and 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.



Front door leads into:

ENTRANCE HALLWAY

High Gloss tiled floor, stairs leading off, single radiator.

LOUNGE

14'7 x 11'5 max (4.45m x 3.48m max)

Single radiator, tv point, double glazed windows to front and side elevations.

KITCHEN/DINER

15'1 x 9'9 (4.60m x 2.97m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, space for fridge/freezer, single radiator, High Gloss tiled floor, space for table and chairs, air circulation system, upvc double glazed window to rear elevation overlooking the garden.

REAR ENTRANCE HALL

High Gloss tiled floor, single radiator, double glazed door to rear elevation.

WC

5'9 x 4'7 (1.75m x 1.40m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, single radiator, High Gloss tiled floor, extractor fan.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, single radiator.

BEDROOM 1

14'8 x 9' max (4.47m x 2.74m max)

Built in wardrobe, two single radiators, telephone point, two upvc double glazed windows to front elevation.

BEDROOM 2

13'9 x 7'6 (4.19m x 2.29m)

Single radiator, upvc double glazed windows to side and rear elevations.

BEDROOM 3

9'9 x 7'2 (2.97m x 2.18m)

Single radiator, upvc double glazed window to rear elevation.

BATHROOM

7'7 x 6'4 max (2.31m x 1.93m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, shaver point, air circulation system.

OUTSIDE

To the front there is a tarmac driveway providing off road parking for two vehicles and a paved pathway leading to the front door and around to the side.

At the rear there is a paved patio which leads onto a lawn and then onto a further paved area with a wooden built garden shed all enclosed by panelled fencing with a personal access gate to the side.

AGENTS NOTE

The property is a shared ownership property and you have the option to purchase from 25% to 100%.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

MAINTENANCE CHARGES

£22.00 Per Calendar Month.

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
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Tewkesbury Road, Longford turn where signposted into Longford Lane and proceed along here turning left where signposted into Wintergate Road. Proceed along here turning where signposted into Hyatt Close and take the first right 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).

