

Energy Efficiency Rating

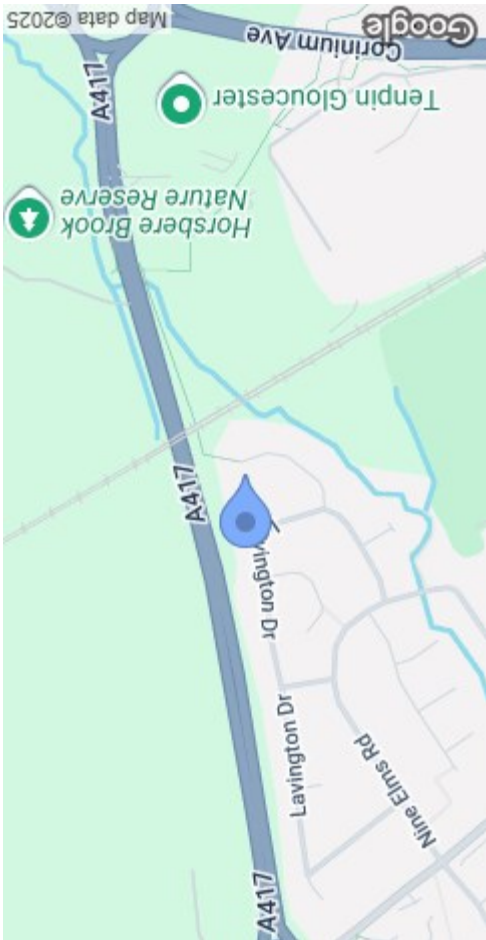
Entity	Rating	Percentage
UK	A	100%
EU	B	69.9%

Environmental Impact (CO₂) Rating

Entity	Rating	Percentage
UK	A	100%
EU	B	15.7%

1ST FLOOR

The 1st floor plan shows three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3) in yellow. Bedroom 1 is at the top left, Bedroom 2 is at the bottom left, and Bedroom 3 is at the top right. A central hallway in brown provides access to all bedrooms and a shower room (light blue) at the bottom right. The shower room includes a 'SHOWER ROOM' label and a 'AIRING CUPBOARD'. A 'WARDROBE' is located in Bedroom 1. A 'CUPBOARD' is located in Bedroom 3. A staircase is situated in the center of the hallway.



£360,000

An extended 1950's bay fronted three bedroom semi detached family home situated in gardens measuring approximately a fifth of an acre and is offered with no onward chain.

The accommodation comprises entrance hall, kitchen, lounge, dining room, conservatory, rear lobby and cloakroom. Whilst to the first floor two double bedrooms, single bedroom and shower room.

Additional benefits include upvc double glazing, gas fired central heating, cul-de-sac location, ample off road parking, two single garages and situated in a popular and desirable location.

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 opaque glazed French doors lead into:

ENTRANCE PORCH

A further upvc part glazed door leads into:

ENTRANCE HALL

Coats cupboard, stairs leading off with storage cupboard under, doors leading off, radiator, upvc double glazed window to side aspect.

LOUNGE

12'8" x 12'5" (3.87m x 3.81m)

An ornate marble effect fireplace housing an electric coal effect fire, power points, radiator, upvc double glazed bay window to front aspect, sliding doors lead into:

DINING ROOM

9'10" x 9'5" (3.02m x 2.88m)

Radiator, power points, upvc double glazed French doors and matching side panels lead into:

CONSERVATORY

11'10" x 10'3" (3.62m x 3.13m)

Upvc double glazed construction with a glass vaulted roof, radiator, upvc double glazed French doors into the rear gardens.

KITCHEN

11'10" x 8'2" (3.61m x 2.49m)

A light beech effect kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, space for cooker, space for fridge, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, ceramic sink and drainer unit with a mixer tap over, airing cupboard housing the Worcester boiler, aluminium glazed door gives access to a:

REAR PORCH

Upvc opaque glazed door to side aspect, upvc double glazed door to rear aspect, wooden door leads into:

CLOAKROOM

Low level w.c., part tiled walls, window to side aspect.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into the roof space, upvc double glazed window to side aspect.

BEDROOM 1

14'9" x 10'4" (4.5m x 3.17m)

Built in double wardrobes, radiator, power points, upvc double glazed bay window to front aspect.

BEDROOM 2

12'3" x 10'1" (3.75m x 3.08m)

Airing cupboard housing the hot water tank, radiator, power points, upvc double glazed window overlooking the private rear gardens.

BEDROOM 3

8'10" x 8'3" (2.71m x 2.54m)

Built in bedroom furniture, storage cupboard over the stairs, radiator, power points, upvc double glazed window to front aspect.

SHOWER ROOM

Walk in double shower unit with a Mira electric shower, wash hand basin, close coupled w.c., tiled walls, wall mounted heated chrome towel rail, upvc opaque window to rear aspect.

OUTSIDE

To the front there is a low maintenance garden with a gravelled area enclosed by brick walling. There is a tarmacadam driveway and gravelled area providing off road parking for numerous vehicles and in turn leads to:

TWO SINGLE GARAGE

Both accessed via up and over doors. One having power, lighting and personal access door.

The private rear garden is approaching a fifth of an acre and is primarily laid to lawn with a patio area, well stocked borders with shrubs, bushes, two pear trees and an apple tree. All enclosed by a combination of mature trees, hedging and timber panel 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: 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 Cheltenham Road heading away from Gloucester towards the Elmbridge Court roundabout proceed along here turning right into Nine Elms Road where Liddington can be found on the left hand side, bearing right into the cul-de-sac where the property can be found on the left hand side with a For Sale board.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.