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3 Kew Place Richmond Gardens, Longlevens, GL2 0DX

Guide price £295,000

Are you searching for a family home in popular Longlevens? This THREE bedroom property has been completely redecorated and is ready to move straight into! The property occupies a large corner plot, there is potential to extend the property (subject to relevant permissions), benefitting OFF ROAD PARKING and DETACHED single garage.

Porch

Entrance Hall

Lounge 15'0 x 12'0 (4.57m x 3.66m)

Kitchen 6'1 x (1.85m x)

Dining Room 9'5 x 7'7 (2.87m x 2.31m)

Bedroom 1 13'11 x 12'11 (4.24m x 3.94m)

Bedroom 2 10'6 x 10'1 (3.20m x 3.07m)

Bedroom 3 9'0 x 7'6 (2.74m x 2.29m)

Bathroom 8'9 x 5'5 (2.67m x 1.65m)

OUTSIDE

Garage and OFF ROAD parking can be found to the rear with gated access to the rear garden

The garden is mainly laid to lawn with a patio the back of the house, the garden extends to the side this is an ideal enclosed space and potential to extend (subject to relevant permissions) and access to the DETACHED single garage.

Services

Mains drainage and gas central heating

Gloucester City Council tax band B

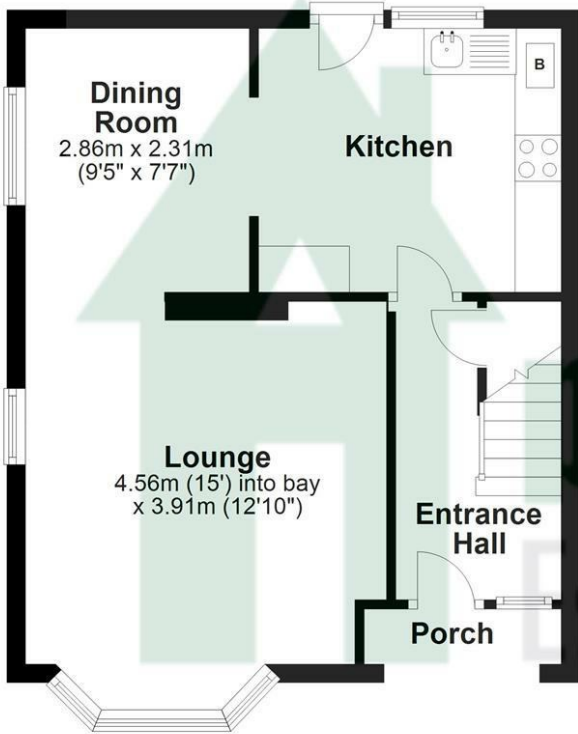
Tenure

Freehold

Floor Plan

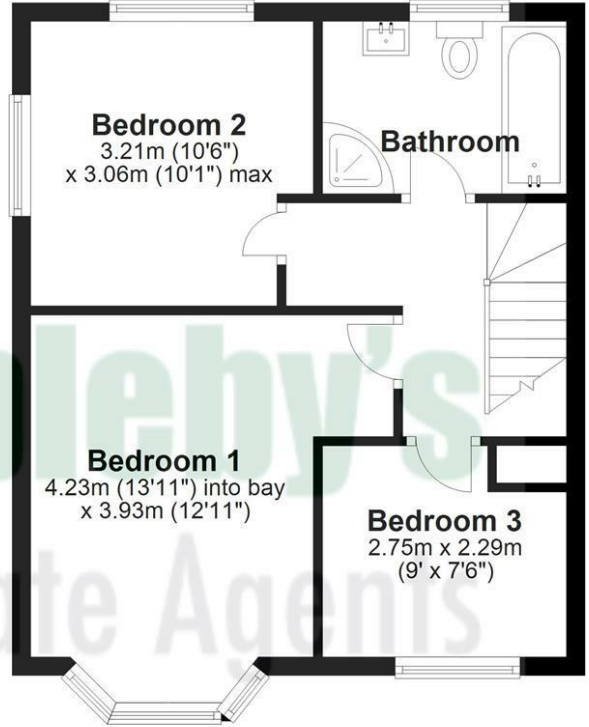
Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 79.8 sq. metres (858.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	

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