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4 Colebridge Avenue, Longlevens, GL2 0RH

£389,000

This beautifully presented THREE bedroom period home awaits its new owners. This home has been tastefully renovated by its current owners boasting original features such as quarry tiles and parquet flooring, adding character and warmth to the property.

As you step inside, you'll be greeted by an inviting open plan Kitchen/Diner, perfect for entertaining. Some of the highlights being the wood burning stove and bi folding doors opening onto the garden.

Colebridge Avenue is a very popular treelined cul-de-sac situated off Merevale Road. Some of the area's most sought after schools are within walking distance while others are easily accessible via public transport or car. Good local shopping is within easy reach and access to Gloucester, Cheltenham and the M5 is only a short drive.

Entrance Hall

Utility Room

Kitchen/Dining/Family Room 21'1 x 17'6 (6.43m x 5.33m)

Cloak Room

Sitting Room 11'10 x 11'1 (3.61m x 3.38m)

Bedroom 1 14'5 x 12'0 (4.39m x 3.66m)

Bedroom 2 13'11 x 11'0 (4.24m x 3.35m)

Bedroom 3 9'8 x 7'4 (2.95m x 2.24m)

Bathroom

OUTSIDE

An enclosed front garden with mature trees, a spacious lawn and small patio area. There is parking for multiple vehicles and gated access to the rear garden.

The garden has a small area laid to lawn with a large patio and garden shed, there is a hardstanding area which used to house a garage so an ideal space to erect a studio/home office or reinstate a garage(STP)

Both gardens benefit from external power and lighting.

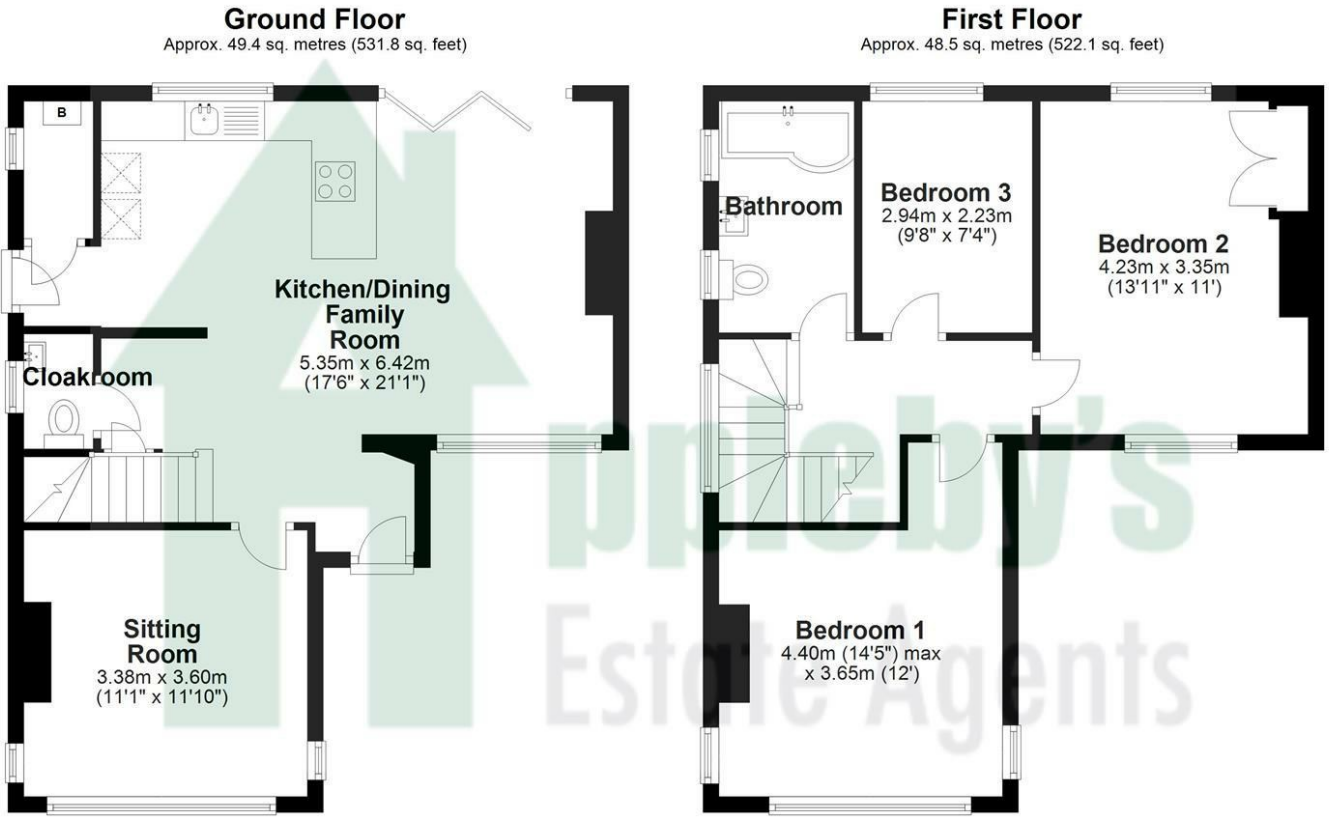
Services

Mains drainage, Gas central heating
Gloucester City Council tax band C

Tenure

Freehold

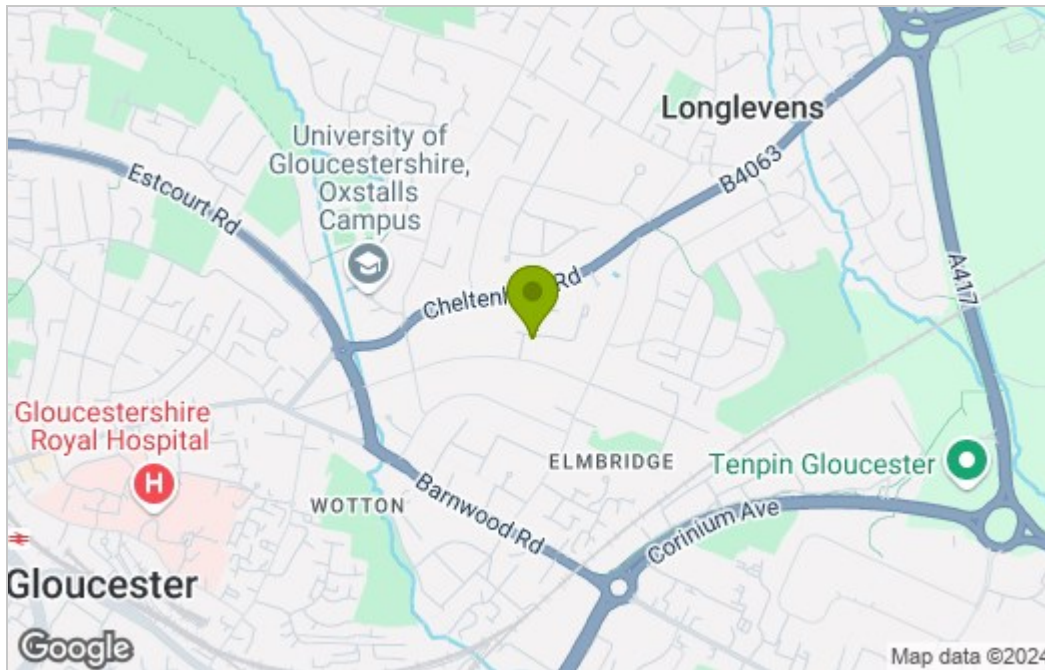
Floor Plan



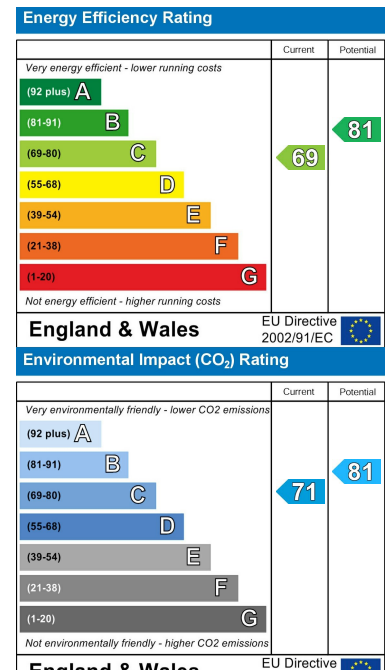
Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

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



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