











# 156 Cheltenham Road, Longlevens, GL2 0JR £325,000

This delightful three DOUBLE bedroom home presents a rare opportunity, having been cherished by the same owner's for an impressive 57 years, this property is now ready for a new chapter. With a wealth of potential, it invites you to unleash your creativity and transform it into your dream home.

Situated in a well-established area of Longlevens the property benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This is an opportunity not to be missed, embrace the chance to put your own stamp on this 1930's property and make it your own.

#### **Entrance Hall**

Living Room 12'8 x 10'6 (3.86m x 3.20m)

Dining Room  $12'2 \times 10'5 (3.71m \times 3.18m)$  8'9 x 6'2 ft into extension.

Kitchen 8'9 x 8'5 (2.67m x 2.57m)

Bedroom 1 12'2 x 11'9 (3.71m x 3.58m)

Bedroom 2 12'2 x 9'11 (3.71m x 3.02m)

Bedroom 3 8'9 x 8'8 (2.67m x 2.64m)

#### Bathroom

#### **OUTSIDE**

The front driveway offers parking for two cars, side rear access to the rear garden
The SOUTH FACING rear garden is mostly laid to lawn with a large patio, outside WC and utility, with a garden shed to the rear of the garden.

#### Services

Mains drainage, gas central heating and Solar Panels ( owned by the property) Gloucester City Council tax band C

#### Tenure

Freehold

## **Ground Floor** Approx. 56.5 sq. metres (608.1 sq. feet) **Dining** Hallway Room First Floor Extension 2.66m x 1.87m (8'9" x 6'2") Approx. 40.6 sq. metres (437.1 sq. feet) Bedroom 3 Kitchen 2.68m x 2.65m (8'9" x 8'8") 2.68m x 2.57m (8'9" x 8'5") **Bedroom 2** Dining 3.71m x 3.01m (12'2" x 9'11") Room 3.71m x 3.18m (12'2" x 10'5") **Entrance** Hall Bedroom 1 Living 3.71m (12'2") x 3.57m (11'9") max Room 3.87m x 3.20m (12'8" x 10'6") Bathroom Porch

Total area: approx. 97.1 sq. metres (1045.2 sq. feet)

#### Area Map

#### **Energy Efficiency Rating** (92 plus) A (39-54) Longlevens Estcourt Rd Not energy efficient - higher running costs **England & Wales** Environmental Impact (CO<sub>2</sub>) Rating Cheltenham Rd (92 plus) 🔼 (81-91) Sandyleaze Recreation London Ra Ground (39-54) ELMBRIDGE Barnwood Rd Tenpin Gloucester corinium Ave WOTTON Goodle Map data @2025 England & Wales

employment has the authority to make or give any representation or warranty in respect of the property.

### **Energy Efficiency Graph**

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84

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EU Directive 2002/91/EC

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