



90 Sandyleaze, Longlevens, Gloucester, GL2 0PX  
£285,000

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# 90 Sandyleaze

Gloucester, GL2 0PX

A CHAIN FREE spacious and well maintained family home located in the sought-after and convenient area of Sandyleaze.

The home features a welcoming entrance hall leading into a stylish living room with an attractive fireplace feature. The modern kitchen offers a range of wall and base units along with an integrated cooker and oven/hob. A separate dining area, accessible from both the living room and the kitchen, provides excellent flow and ease of movement throughout the ground floor living space.

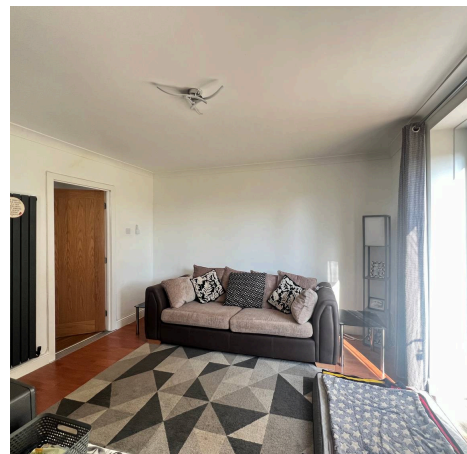
Upstairs, there are two generously sized double bedrooms, a well-proportioned single bedroom, and a recently updated family bathroom.

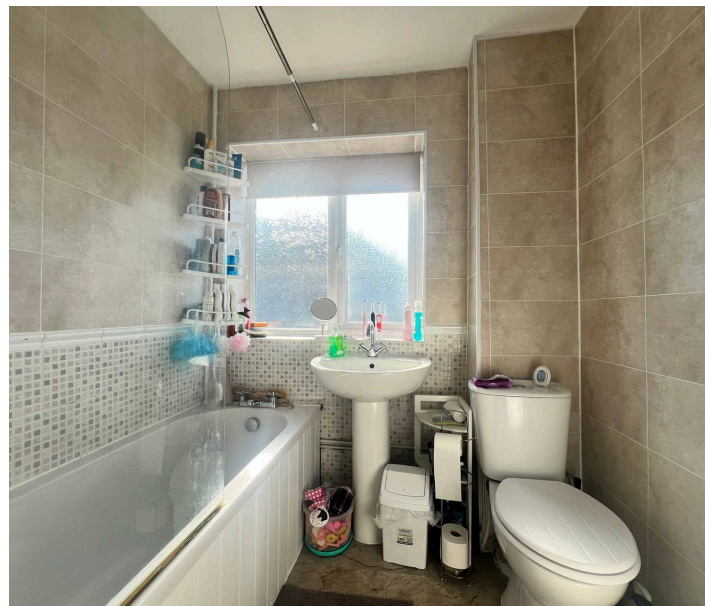
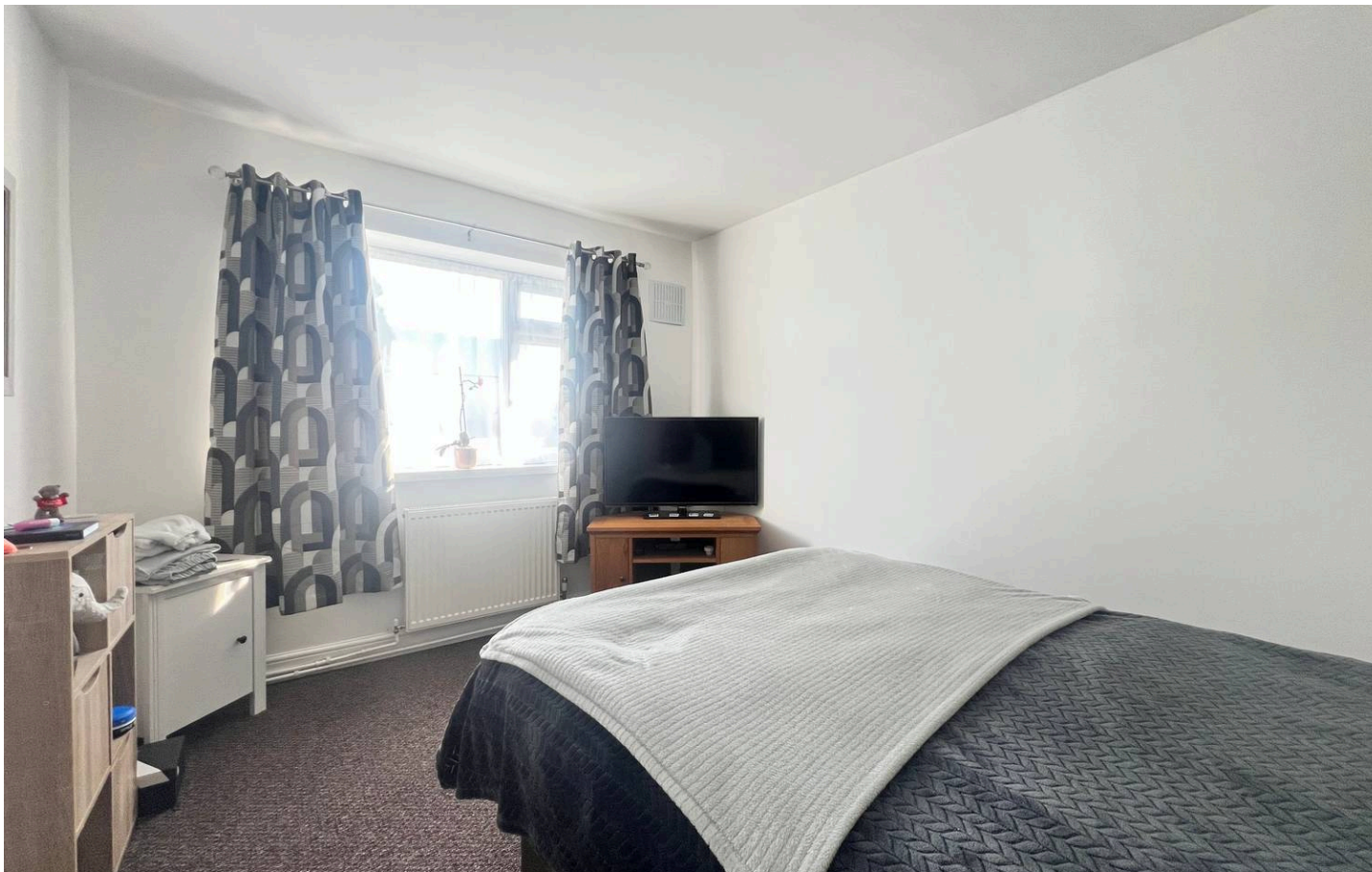
Externally, the property benefits from driveway parking and enjoys a convenient location close to highly regarded grammar schools, local amenities, and excellent bus routes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **COVERED PORCH**

Upvc double glazed front door to:-

#### **ENTRANCE HALL**

Radiator. Double radiator. Laminate flooring.  
Staircase to landing under stairs storage.

#### **KITCHEN**

Dimensions: 11' 1" x 10' 6" (3.38m x 3.20m). Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall units. Built-in double oven and electric hob with extractor hood. Plumbing for washing machine and dishwasher. Large window to the front. Space for fridge/freezer. Door to side lobby and door to:-

#### **DINING ROOM**

Dimensions: 10' 0" x 9' 0" (3.05m x 2.74m). Double radiator. Double doors to:-

#### **SITTING ROOM**

Dimensions: 13' 4" x 12' 3" (4.06m x 3.73m). Laminate flooring. Brick fireplace with coal effect gas fire. Coved ceilings. Double glazed French doors to terrace and garden.

#### **SIDE LOBBY**

Doors to both front and rear.

#### **CLOAKROOM**

Low level W.C.

#### **OFFICE/WORKSHOP**

Dimensions: 15' 2" x 6' 9" (4.62m x 2.06m). Window to the rear. Upvc double glazed door to the rear.

#### **LANDING**

Access to loft. Airing cupboard with Worcester gas fired central heating boiler.

### BEDROOM 1

Dimensions: 11' 6" x 10' 7" (3.50m x 3.22m). Radiator. Wardrobe cupboard. Views over playing fields.

### BEDROOM 2

Dimensions: 12' 6" x 9' 7" (3.81m x 2.92m). Wardrobe cupboard. Radiator. Views over playing fields.

### BEDROOM 3

Dimensions: 7' 0" x 8' 0" (2.13m x 2.44m). Radiator. Wardrobe cupboard.

### BATHROOM

White suite of panelled bath with Electric Mira shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator

### REAR GARDEN

Rear gardens are South Easterly backing and of a good size with full width terrace. Lawns with fencing to 2 sides and hedging to the third. Raised area of decking and lovely tree. Timber garden store.

### FRONT GARDEN

Front gardens mostly gravel with path to front door and hedge to front. Door to side lobby.


### DRIVEWAY

2 Parking Spaces

Concrete driveway with parking for two cars.

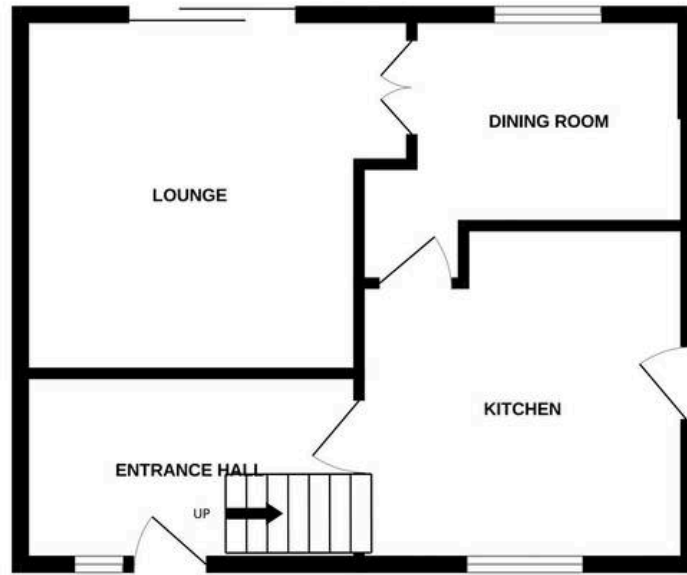


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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