



**Flat 5, 47 Longhorn Avenue**  
**Gloucester GL1 2AS**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

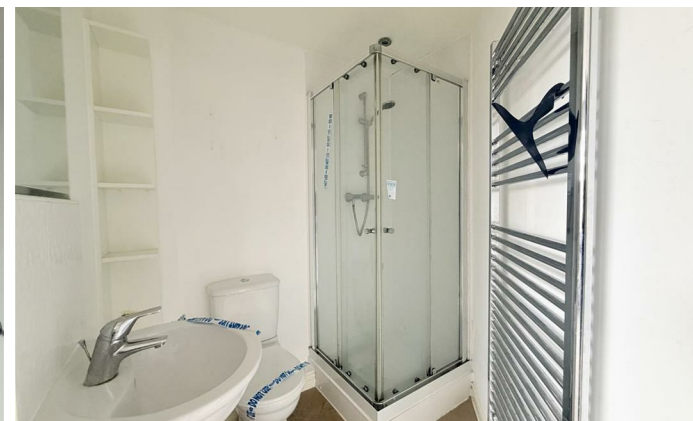
## £150,000

A spacious two bedroom second floor leasehold flat located conveniently close to local amenities and is offered with no onward chain.

The accommodation comprises entrance hallway, living/dining room, kitchen, bedroom one with an en-suite shower room, bedroom two and bathroom.

Additional benefits include double glazing throughout and a carport with storage.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.





Upvc double glazed communal door leads into:

### **COMMUNAL ENTRANCE HALL**

Stairs leading off, access into the rear, letterboxes.

Stairs lead upto the second floor where Flat 5 can be found, wooden door leads into:

### **ENTRANCE HALLWAY**

Intercom system, storage cupboard with shelving, access to loft space, doors leading off, thermostat, power point, radiator, upvc double glazed window to rear elevation.

### **LIVING/DINING ROOM**

20'1" x 11'1" max (6.14m x 3.39m max)

Power points, tv point, radiator, upvc double glazed window to rear elevation, upvc double glazed door leading to a Juliet balcony.

### **KITCHEN**

9'8" x 6'2" (2.96m x 1.90m)

Wood effect kitchen comprising a range of base, drawer and base units, roll edge worksurface, one and a half bowl stainless steel sink and drainer with a mixer tap, tiled splashbacks, plumbing for washing machine, space for freestanding fridge/freezer, power points, upvc double glazed window to rear elevation.

### **BEDROOM 1**

13'2" x 10'0" max (4.01m x 3.05m max)

Power points, tv point, radiator, upvc double glazed window to front elevation, through to:

### **EN-SUITE SHOWER ROOM**

White suite comprising low level w.c., pedestal wash hand basin, tiled splashbacks, shower with tiled surround, towel rail.

### **BEDROOM 2**

10'0" x 9'4" (3.06m x 2.85m)

Power points, radiator, upvc double glazed window to front elevation.

### **BATHROOM**

White suite comprising low level w.c., white bath with tiled surround, pedestal wash hand basin with tiled splashback, towel rail, upvc double glazed opaque window to rear elevation.

### **OUTSIDE**

To the rear there is a carport with a private storage cupboard at the rear with wooden shelving.

The front is mainly laid to lawn with hedge boundaries and a slabbed pathway leading to the communal front door.

### **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: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester  
GL1 2EQ.

### **TENURE**

Leasehold.

### **LEASE**

125 Years From 01/01/2008.

### **MAINTENANCE CHARGES**

To be confirmed.

### **GROUND RENT**

To Be Confirmed.

### **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 St Oswalds Road turn right at the lights into Longhorn Avenue taking the third exit and continue along and follow the road around where the property can be found on the left hand side.

### **PROPERTY SURVEYS**

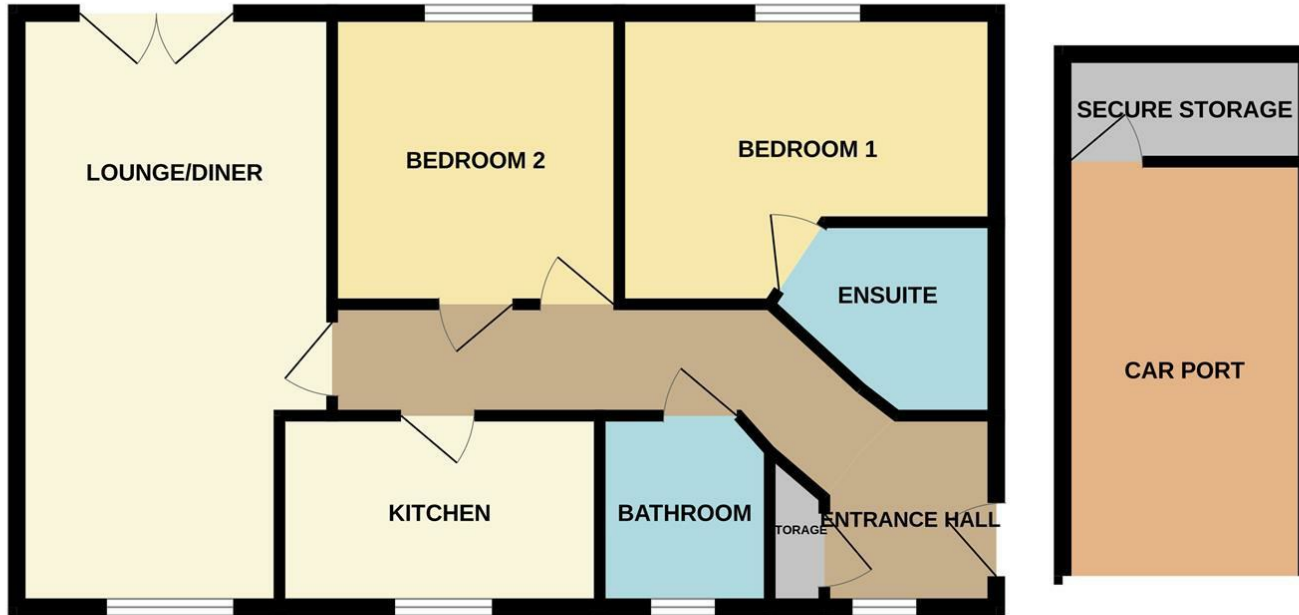
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### **AWAITING VENDOR APPROVAL**

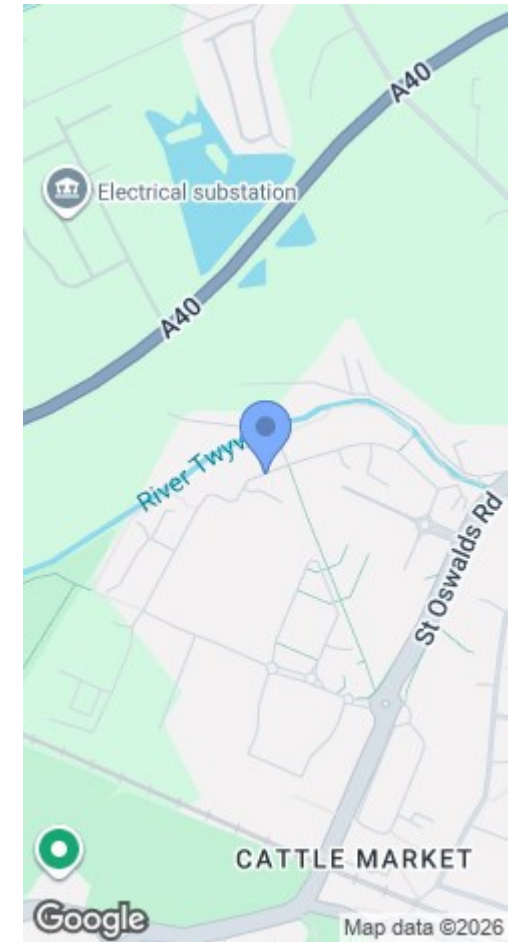
These details are yet to be approved by the vendor. Please contact the office for verified details.



## GROUND 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		79	80	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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