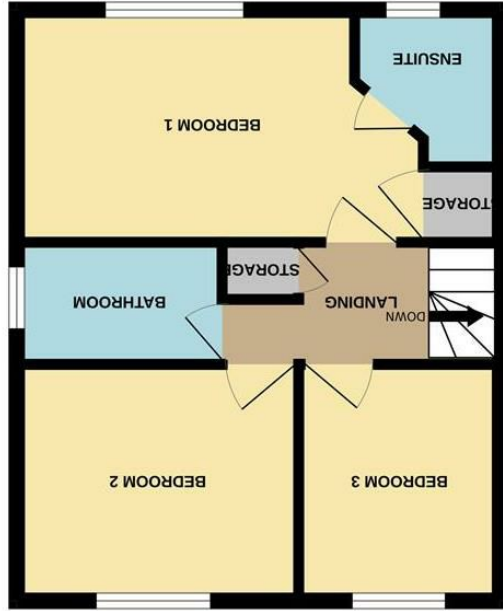
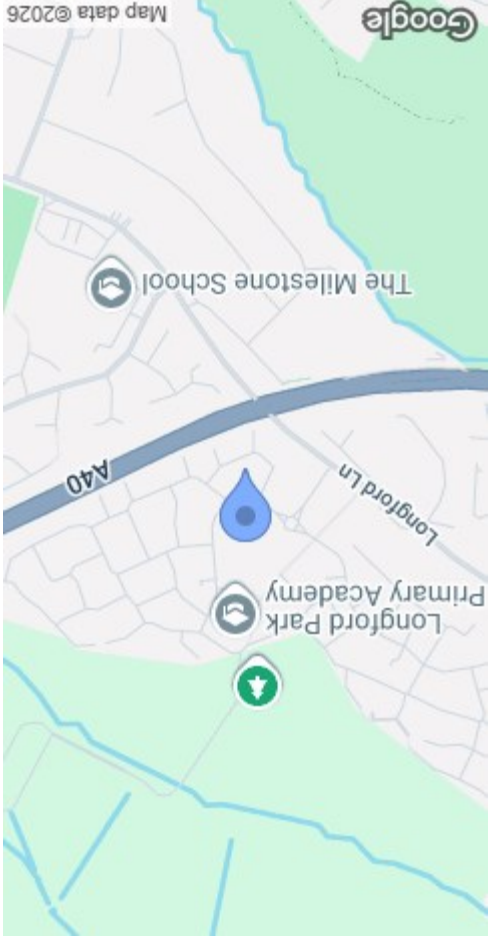




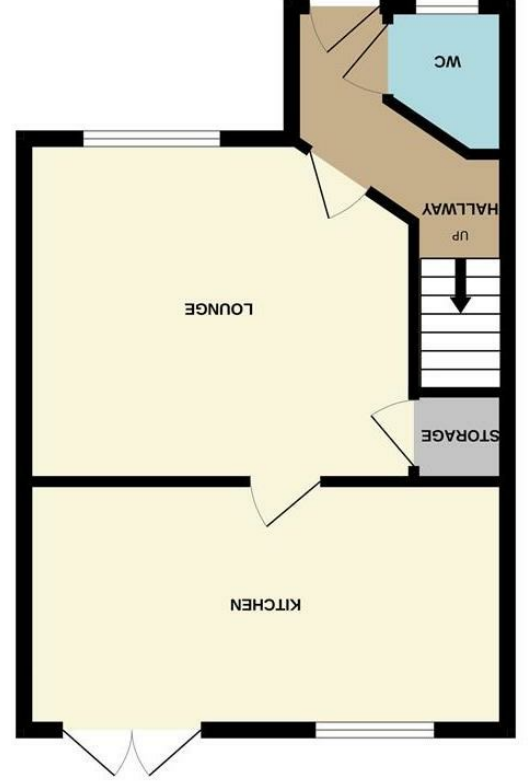
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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. 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	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



1ST FLOOR



GROUND FLOOR



13 Whitefield Crescent
 Longford, Gloucester GL2 9FR

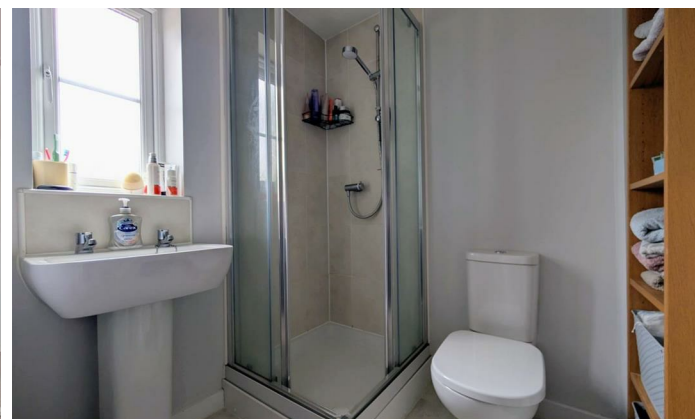
£290,000

Well presented chain free three bedroom semi detached house built in 2016 with off road parking for two vehicles, an electric car charging point, gas fired central heating, upvc double glazing and an en-suite shower room situated in a convenient position.

Accommodation comprises hallway, w.c., lounge, fitted kitchen/diner with French doors onto the patio, bedroom one with its en-suite shower room, bedroom two, bedroom three and the bathroom having a white suite.

Outside of the property you have a tarmac drive with an electric car charging point and a pleasant enclosed rear garden with a paved patio and lawn.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, cloaks hanging space, stairs leading off.

W.C.

Low level w.c., corner wash hand basin, tiled splashback, single radiator, upvc double glazed window to front elevation.

LOUNGE

14'5 x 12'1 max (4.39m x 3.68m max)

Single radiator, tv point, telephone point, understairs storage cupboard, upvc double glazed window to front elevation.

KITCHEN/DINER

15'2 x 8'9 (4.62m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, single radiator, space for table and chairs, cupboard housing the gas combination boiler, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, built in wardrobe with hanging space and shelving.

BEDROOM 1

11'8 x 9'5 max (3.56m x 2.87m max)

Wardrobes, built in storage cupboard, single radiator, tv point, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM

6'3 x 5'5 max (1.91m x 1.65m max)

Corner shower cubicle and unit, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, upvc double glazed window to front elevation.

BEDROOM 2

8'9 x 7'5 (2.67m x 2.26m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

7'6 x 6'2 (2.29m x 1.88m)

Single radiator, upvc double glazed window to rear elevation.

BATHROOM

5'9 x 5'7 (1.75m x 1.70m)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, extractor fan, single radiator, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a tarmac drive providing off road parking with an electric car charging point.

To the rear there is a pleasant and enclosed garden mainly laid to lawn with a paved patio area and wooden built garden shed all surrounded by panelled fencing with a personal access gate at the side.

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: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

MAINTENANCE CHARGES

£106.00 Per Annum.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Longford Lane turn left at the traffic lights into Horsebere Drive and take the second exit at the roundabout into Clocktower Road then first right into Whitefield Crescent where the property can be located 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.

