



## 35 The Triangle

Longlevens, Gloucester, GL2 0NF

**£345,000**



We are delighted to welcome new to the open market this much-loved semi-detached family home, located in an ever-popular address in Longlevens.

The property offers generous and well-balanced living accommodation, with standout features including a refitted kitchen, two separate reception rooms, three double bedrooms, and a large rear garden. The open outlook to the front further enhances the appeal, creating a pleasant and spacious feel.

Offered with no onward chain, this fantastic home is perfectly suited for families and buyers seeking a smooth and straightforward move. Early viewing is strongly advised to avoid disappointment.





### Entrance Hallway

Approached via a UPVC double glazed front door, the entrance hall features laminate wood flooring, radiator, storage cupboard, and stairs leading to the first floor, with doors providing access to the lounge and kitchen.

### Lounge

UPVC double glazed sliding doors to the rear, radiator, television point, and power points.

### Kitchen

Beautifully maintained kitchen with UPVC double glazed windows to both the side and rear. Fitted with a range of eye and base level units with roll-edge worktops, electric oven with gas hob and extractor hood, radiator, power points, partly tiled walls, recessed downlights, and coving. Further benefits include an archway leading to the dining room, door to the utility room, and a useful storage cupboard.

### Dining Room

UPVC double glazed windows to rear, radiator, power points.

### Utility

Doors to both the front and rear, plumbing and space for appliances, radiator, fuse box, recessed downlights, storage cupboard, and door leading to:

### Cloakroom

Low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

### First Floor Landing

Upvc double glazed windows to front, access to loft via hatch, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

### Bedroom 2

UPVC glazed windows to rear, radiator, power points, cupboard housing combination boiler, fitted wardrobes.

### Bedroom 3

UPVC double glazed windows to front, radiator, power points.

### Bathroom

UPVC frosted double glazed window to front & side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, recessed down lights, radiator, towel rail.

### Rear Garden

A generously sized, south-west facing garden, partly paved and mainly laid to lawn, with a rear shed and flower and shrub borders.

### To The Front

Gravelled driveway providing off road parking for multiple vehicles.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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