



16 Longstone Avenue, Gloucester, GL2 9FS

Offers Over £310,000

Charming semi-detached family townhouse offering a perfect blend of comfort and convenience. Spanning three stories, the property is situated on a semi-private plot, providing a peaceful retreat while still being close to local amenities.

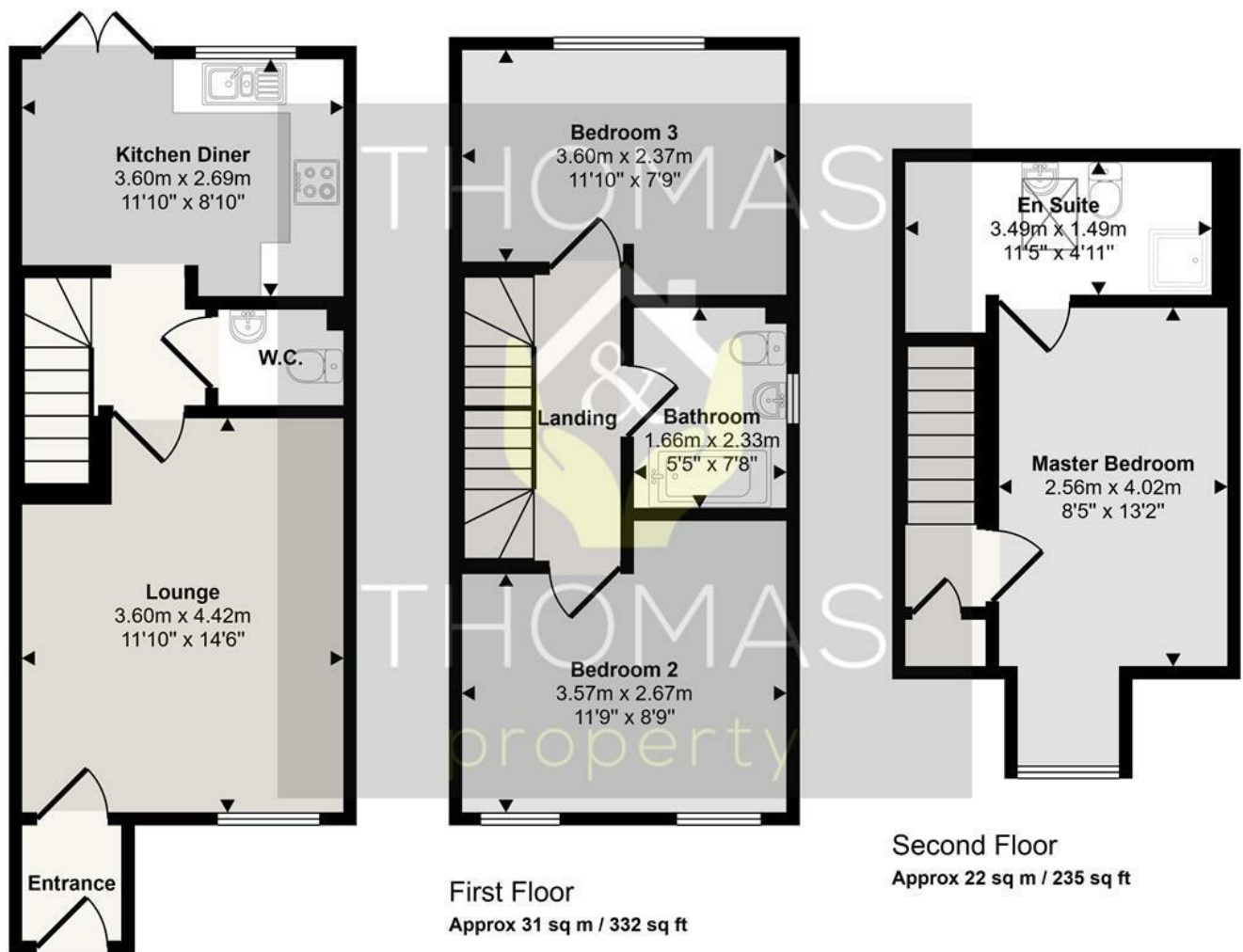
As you enter, you are welcomed by a spacious lounge that overlooks the close, creating a warm and inviting atmosphere. The modern fitted kitchen diner, located at the rear of the house, is designed for both functionality and style, making it an ideal space for family meals. This area opens out onto a lovely enclosed garden, which is laid to lawn, perfect for children to play or for enjoying a quiet afternoon in the sun.

The property boasts three generously sized double bedrooms, thoughtfully spread across the upper two floors. These rooms are serviced by a modern family bathroom, en-suite to master & cloakroom, ensuring ample space and privacy for all family members.

Additionally, a long driveway to the side of the property provides ample off-road parking, a valuable feature in this popular area. With excellent access to local schools, a parade of shops, and convenient commuter links, this home is perfectly positioned for family living.

- Charming semi-detached family townhouse
- Three double bedrooms
- En-suite, family bathroom & cloakroom
- Fitted kitchen diner
- Long driveway
- Spacious living room

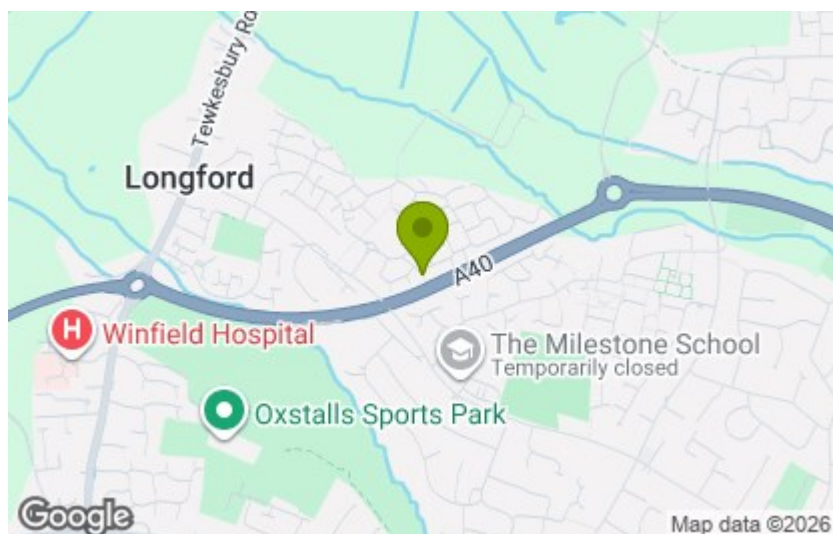
Approx Gross Internal Area
85 sq m / 911 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	95
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.