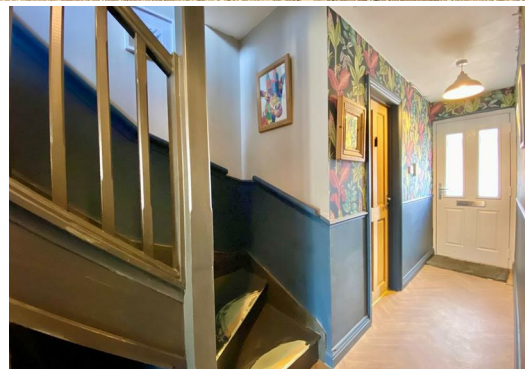




THOMAS



6 Longford Mews, Gloucester, GL2 9DN

Offers Over £280,000

Nestled at the end of a quiet cul-de-sac in Longford is this modern townhouse offering a perfect blend of comfort and convenience. With three spacious stories, this property is designed to accommodate a variety of lifestyles, making it an ideal family home or a stylish retreat for professionals.

The heart of the home is undoubtedly the modern fitted kitchen diner, heated by Infrared (IR) highly efficient direct electric heating system, complete with a central island & patio doors leading into a double glazed conservatory, perfect for both cooking and entertaining. This space is bright and airy, providing a delightful atmosphere for family meals or gatherings with friends.

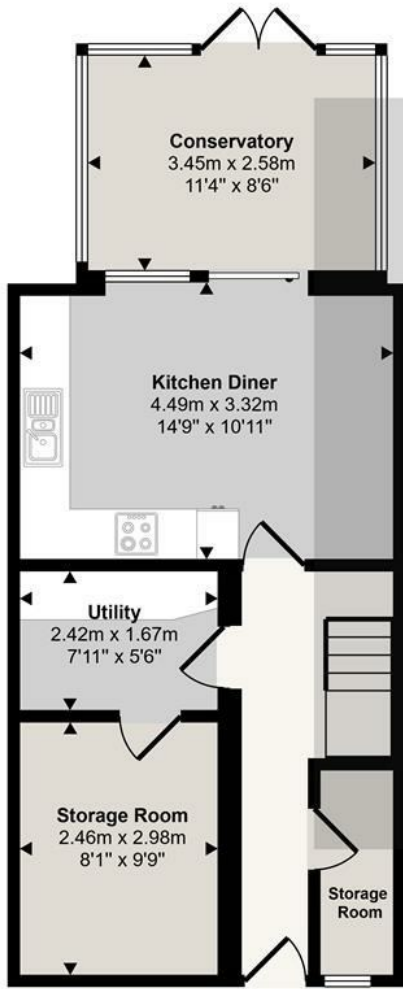
The two upper floors currently host four well-proportioned bedrooms, ensuring ample space for relaxation and privacy. These bedrooms are serviced by a separate bathroom & separate shower room, making morning routines a breeze for the whole family.

Outside, the property boasts a block-paved driveway leading to a garage, which has been creatively split into a gym, offering a private space for fitness enthusiasts & utility. The enclosed rear garden is a lovely feature, providing a safe area for children to play or for adults to unwind. Additionally, the rear access onto Longford Lane allows for easy access to local amenities, enhancing the convenience of this location.

With its modern features and thoughtful layout, this townhouse is a fantastic opportunity for those seeking a home that is both stylish and practical, all while being within easy reach of Gloucester and Cheltenham. Don't miss the chance to make this delightful property your own.

- Flexible 3/4 bed town house
- Modern fitted kitchen diner
- Double glazed conservatory
- Separate bath & shower room
- Infrared (IR) highly efficient direct electric heating system
 - Driveway & garage.

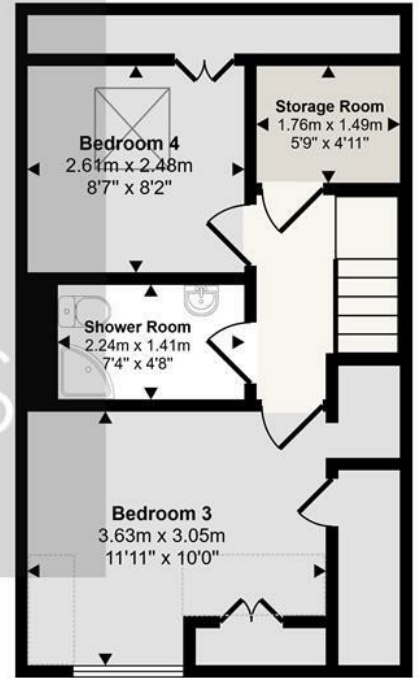
Approx Gross Internal Area
120 sq m / 1289 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



First Floor
Approx 38 sq m / 406 sq ft



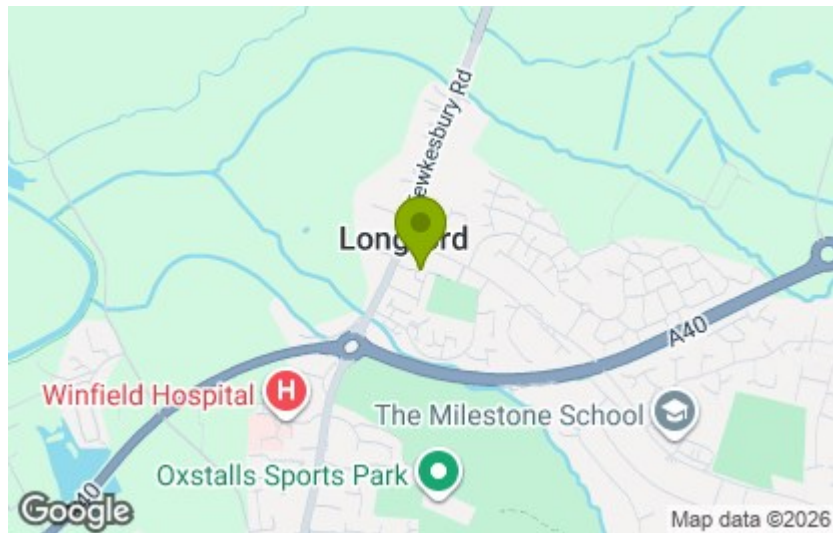
Second Floor
Approx 35 sq m / 379 sq ft

Denotes head height below 1.5m

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			84
(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.