



46 Innsworth Lane, Longlevens GL2 0DE
Offers Over £350,000



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• Three bedroom semi-detached family home • Immaculately presented throughout • Ample off road parking and detached double garage • Newly installed kitchen and bathroom • Private and enclosed rear garden • Situated in the highly sought after suburb of Longlevens • Within walking distance to local amenities • Great transport links between Gloucester and Cheltenham • EPC C69 • Tax Band C - Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.



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Porch

Stepping into the property, the porch is an ideal space for coats, shoes and such like.

Hallway

The hallway is a great size and provides access to the living room, kitchen dining room and stairs to the first floor.

Living Room

Spacious living room with window to the front aspect. Feature mantle and hearth which would lend itself well to having a wood burner installed.

Kitchen Dining Room

The kitchen dining room is a sociable space with French doors that lead to the rear garden. Installed in 2025, the stylish matt black kitchen provides ample storage in a range of floor and eye level units accompanied by a white Quartz worktop with black sink and mixer tap. Integrated appliances to include electric

oven, four ring induction hob and washing machine alongside space for a fridge freezer.

Landing

Provides access to three bedrooms and family bathroom. Window to side aspect.

Master Bedroom

Double bedroom with built in wardrobes with sliding doors. Window to front aspect.

Second Bedroom

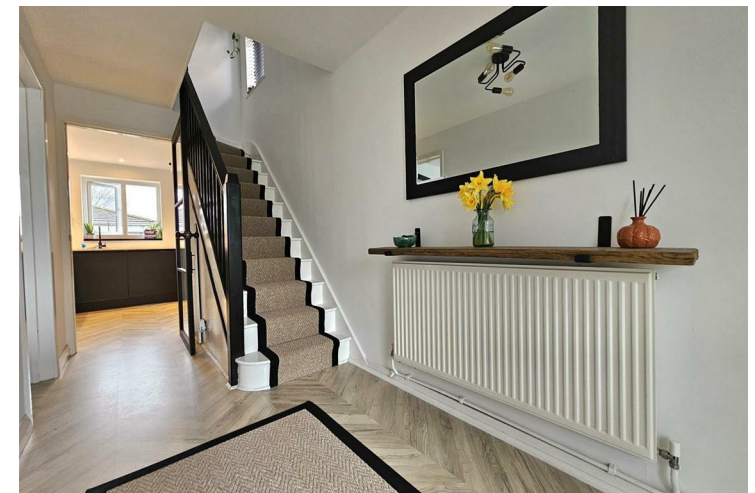
Double bedroom with window to the rear aspect overlooking the back garden.

Third Bedroom

Versatile bedroom utilised by the current owners as a home office. Window to the front aspect.

Bathroom

Installed in 2026, the stylish bathroom suite comprises WC, wash hand basin and bath



with rainfall shower over. Heated towel rail and frosted window to side aspect.

Outside

To the front, the property benefits from a stylish block paved driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas.

Garage

Up and over door providing vehicular access. Door to the side. Power and lighting.

Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The property is within walking distance to two popular and desirable grammar schools. The city centre itself continues to offers a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

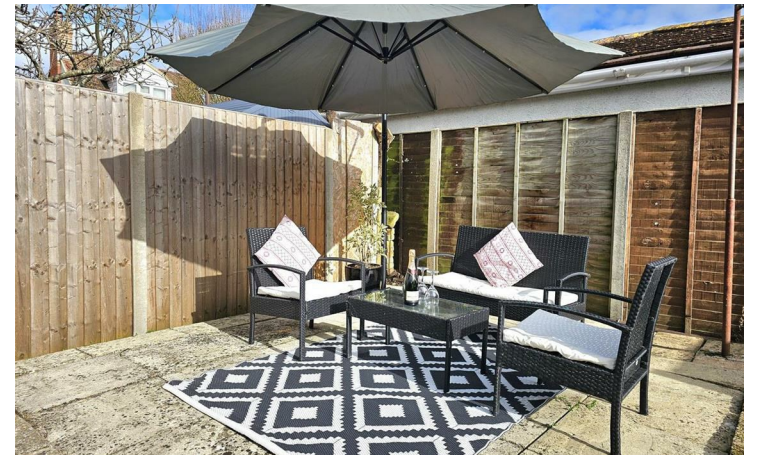
Heating: Gas central heating. Boiler installed in 2023

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Highest available download speed.

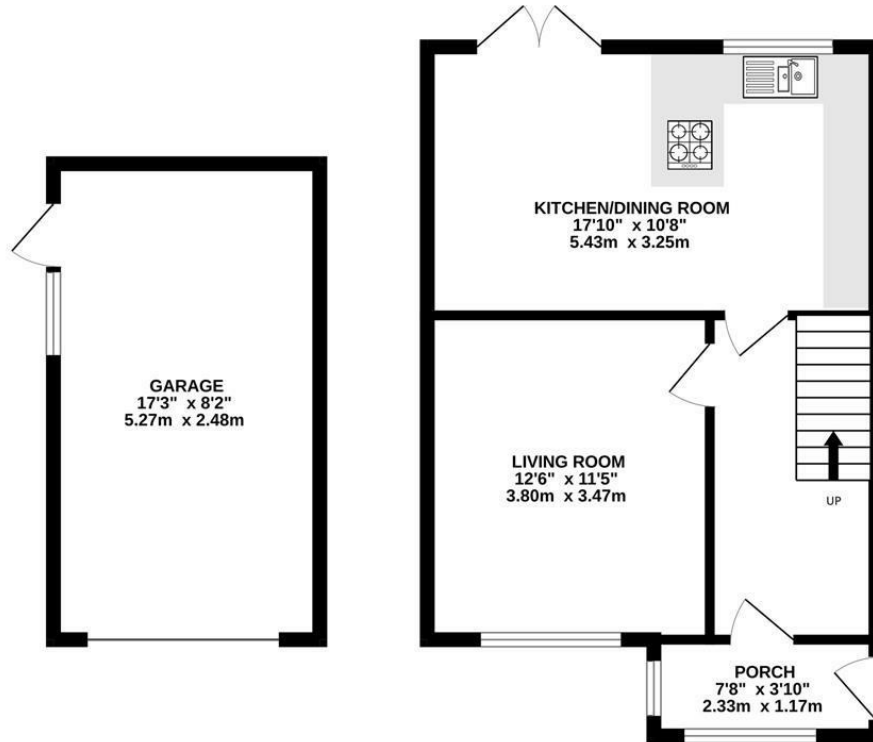
Mobile phone coverage: EE, Three, Vodafone, O2.

Agents note - Please note the vendor of this property is an employee of Naylor Powell Limited. However, we can confirm that Naylor Powell Limited have no financial interest in the sale of this property other than the normal selling fee.

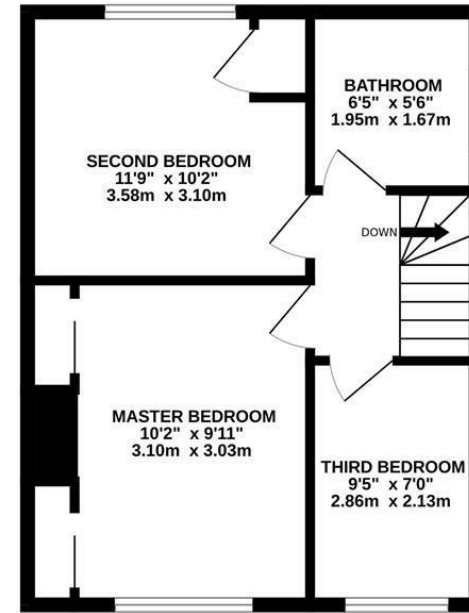




GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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