



46 Riversley Road
Longlevens, Gloucester GL2 0QT



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Longlevens, Gloucester GL2 0QT

£495,000

EXTENDED 1930'S BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE with an 18FT DINING/FAMILY ROOM that has French doors onto the patio, a 14FT FITTED KITCHEN with BUILT IN APPLIANCES and a VERY PLEASANT ENCLOSED 60FT REAR GARDEN situated on a very popular tree lined road.

Accommodation comprises hallway with parquet flooring, lounge with a multi fuel stove and a bay window, dining/family room with a multi fuel stove and French doors, fitted kitchen with built in appliances, wc, bedroom one with its en-suite shower room and bay window, bedroom two, bedroom three, bedroom four and the bathroom with a white suite.

Outside of the property you have a gravelled driveway that leads to a carport and a very pleasant enclosed 60ft rear garden with a patio lawn, sheds and a greenhouse.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens).

Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens.

The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.



Double glazed front door with leaded light under a covered entrance area leads into:

ENTRANCE HALLWAY

12'7 x 6'2 max (3.84m x 1.88m max)

Parquet flooring, picture rail, stairs leading off, double radiator.

LOUNGE

13'5 x 11'5 max (4.09m x 3.48m max)

Fireplace housing a multi fuel stove and a slate hearth, double radiator, picture rail, tv point, upvc double glazed bay window with leaded light to front elevation overlooking the front garden and surrounding area.

DINING/FAMILY ROOM

18'2 12' max (5.54m 3.66m max)

Fireplace housing a multi fuel stove with a slate hearth, exposed red brick walling, traditional style radiator, upvc double glazed French doors to rear elevation onto the patio, matching windows to side elevation, opening into:

FITTED KITCHEN

14'7 x 8'6 (4.45m x 2.59m)

Base and wall mounted units, laminated worktops and splashbacks, one and a half bowl sink unit with a mixer tap, built in ceramic hob, electric oven, extractor hood, built in fridge/freezer, dishwasher, washing machine and tumble dryer, downlighters, cupboard housing the gas fired combination boiler, upvc double glazed windows to side and rear elevations overlooking the garden, matching door to side elevation.

WC

4'2 x 2'7 (1.27m x 0.79m)

Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.





LANDING

Picture rail, access to loft space, upvc double glazed window with leaded light to side elevation, a further upvc double glazed window to the other side elevation.

BEDROOM 1

14'2 x 11'6 max (4.32m x 3.51m max)

Picture rail, single radiator, tv point, upvc double glazed bay window with leaded light to front elevation overlooking the surrounding area, through to:

EN-SUITE SHOWER ROOM

6'8 x 2'5 (2.03m x 0.74m)

White suite comprising shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, extractor fan.

BEDROOM 2

12'2 x 10'8 max (3.71m x 3.25m max)

Single radiator, picture rail, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 3

10'8 x 8'7 max (3.25m x 2.62m max)

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

BEDROOM 4

8'2 x 6'2 (2.49m x 1.88m)

Single radiator, picture rail, upvc double glazed window to front elevation.

BATHROOM

11'5 x 5'5 max (3.48m x 1.65m max)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, chrome heated towel rail, single radiator, extractor fan, two upvc double glazed windows to side elevation.

OUTSIDE

To the front there is a gravelled driveway providing off road parking and a garden which is laid to lawn with a palm style tree. To the side there are wooden built gates which lead to a carport.

To the rear there is a large paved patio with the rest of the garden being mainly laid to lawn with flower border, plants, bushes, covered barbeque area, two garden sheds and a greenhouse all surrounded by wooden panelled fencing.

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: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





DIRECTIONS

From Barnwood Road turn into Elmbridge Road then left into Riversley Road where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	





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