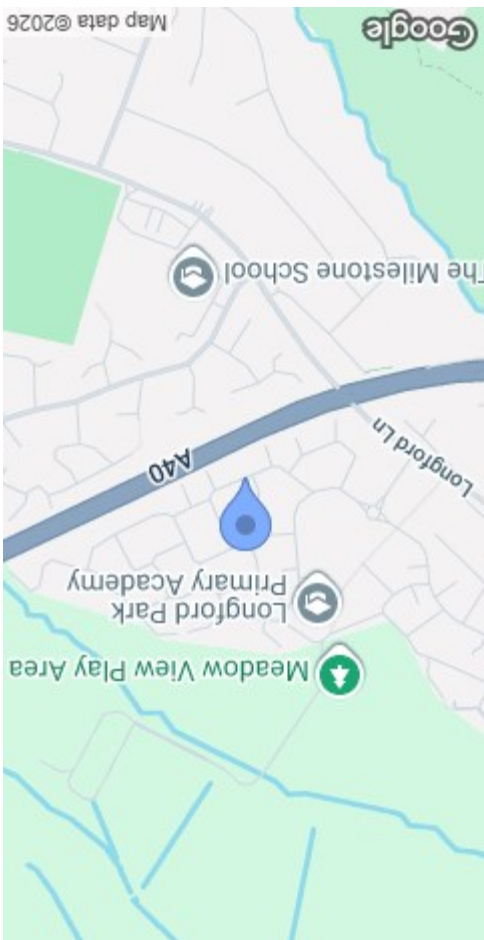




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>33-35 kWh/m² (new build only)</td></tr> <tr><td>B</td><td>36-47 kWh/m²</td></tr> <tr><td>C</td><td>48-62 kWh/m²</td></tr> <tr><td>D</td><td>63-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	33-35 kWh/m ² (new build only)	B	36-47 kWh/m ²	C	48-62 kWh/m ²	D	63-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-20 g/kWh</td></tr> <tr><td>B</td><td>21-35 g/kWh</td></tr> <tr><td>C</td><td>36-47 g/kWh</td></tr> <tr><td>D</td><td>48-62 g/kWh</td></tr> <tr><td>E</td><td>63-77 g/kWh</td></tr> <tr><td>F</td><td>78-92 g/kWh</td></tr> <tr><td>G</td><td>93-120 g/kWh</td></tr> </table>	A	10-20 g/kWh	B	21-35 g/kWh	C	36-47 g/kWh	D	48-62 g/kWh	E	63-77 g/kWh	F	78-92 g/kWh	G	93-120 g/kWh
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1ST FLOOR



GROUND FLOOR



£365,000

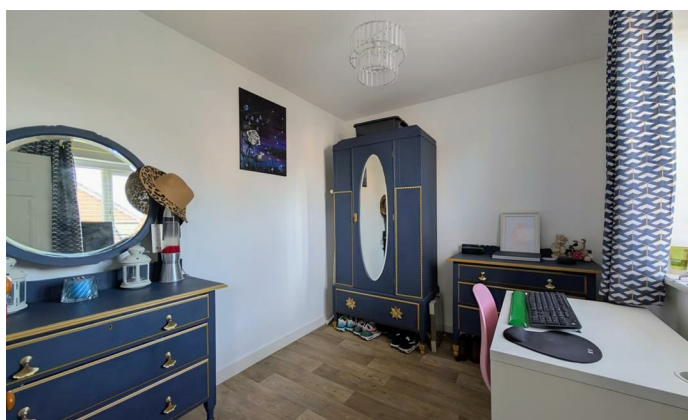
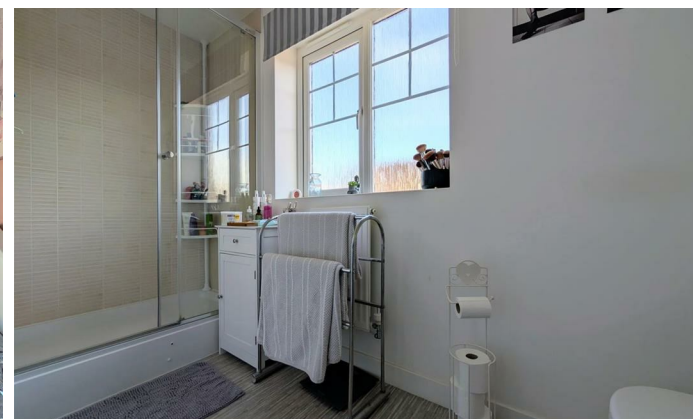
Beautifully presented three bedroom detached family home with an 18ft fitted kitchen/diner that has built in appliances, an en-suite shower room and a detached single garage situated on a popular accessible development close to local amenities.

Accommodation comprises hallway, lounge with French doors onto the patio, fitted kitchen/diner, utility room, cloakroom, bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside of the property you have a low maintenance front/side garden that is laid to shale and a tarmac driveway leading to the detached single garage.

Around to the rear there is a pleasant walled garden with a patio, lawn and flower borders.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off, central heating controls.

LOUNGE

18'5 x 10'3 (5.61m x 3.12m)

Two single radiators, tv point, upvc double glazed French doors onto the patio, matching windows to front and side elevations.

KITCHEN/DINER

18'5 x 11'8 max (5.61m x 3.56m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, built in dishwasher, space for fridge/freezer, single radiators, space for a large table and chairs, upvc double glazed windows to front and rear elevations.

UTILITY ROOM

6'2 x 5'2 (1.88m x 1.57m)

Base units, laminated worktops, plumbing for automatic washing machine, wall mounted gas fired combination boiler, single radiator, double glazed door to rear elevation onto the garden.

CLOAKROOM

4'8 x 2'9 (1.42m x 0.84m)

Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to loft space, built in linen cupboard, upvc double glazed window to rear elevation.

BEDROOM 1

13'3 x 10'5 (4.04m x 3.18m)

Double built in wardrobe, single radiator, tv point, upvc double glazed windows to side and rear elevations, through to:

EN-SUITE SHOWER ROOM

10'3 x 4'9 max (3.12m x 1.45m max)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, downlighters, upvc double glazed window to front elevation.

BEDROOM 2

10'7 x 9'2 (3.23m x 2.79m)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 3

9'2 x 7'4 (2.79m x 2.24m)

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

FAMILY BATHROOM

7'2 x 6'3 (2.18m x 1.91m)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, partially tiled walls, downlighters, single radiator, upvc double glazed window to front elevation.

OUTSIDE

To the front there is a garden which is laid to shale, a paved pathway leading to the front door and a tarmac driveway which in turn leads to a:

DETACHED SINGLE GARAGE

17'3 x 9'10 (5.26m x 3.00m)

Up and over door to front elevation, power, lighting and storage space over.

To the rear there is a pleasant enclosed garden with a paved patio and the rest of the garden is laid to lawn and shale with a flower border and brick walling surround.

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
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

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

At Over roundabout take the 3rd exit onto A40 and at the next roundabout take the 1st exit onto Tewkesbury Road/A38. Continue along here turning right onto Longford Lane then left onto Horsbere Drive. At the roundabout take the 2nd exit onto Clock Tower Road then turn right onto Longstone Avenue 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).