



## 12 Longstone Avenue, Gloucester, GL2 9FS

Asking Price £290,000

Beautifully Presented Three-Bedroom Semi-Detached Home in Popular Longford Location

Situated in the sought-after Longford area, this immaculately presented three-bedroom semi-detached home offers comfortable and stylish living within easy reach of local shops, amenities, and convenient bus routes.

The ground floor features a welcoming entrance hall with a cloakroom, leading into a spacious and light-filled lounge. To the rear of the property, the modern kitchen/diner provides ample space for all appliances and offers a perfect setting for family meals and entertaining.

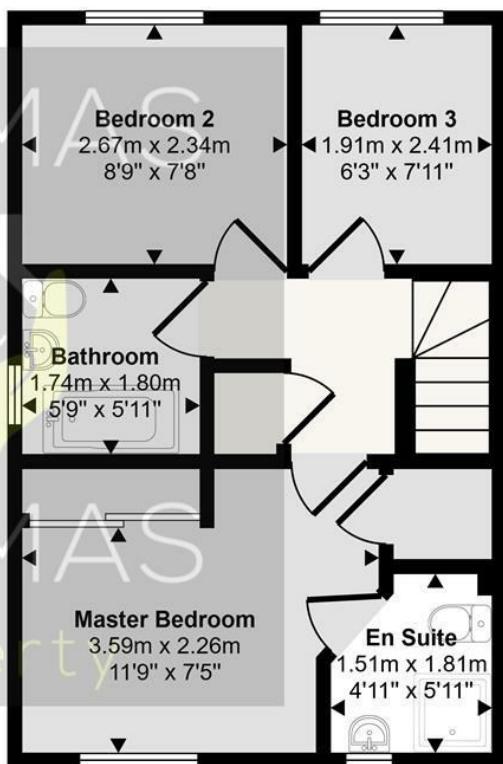
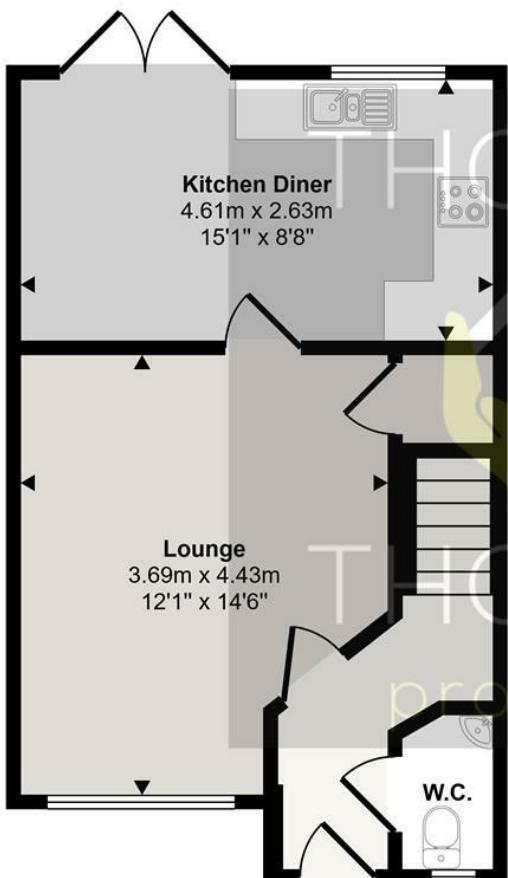
Upstairs, you'll find two generously sized double bedrooms, with the master benefiting from fitted wardrobes and a contemporary en suite shower room. A further single bedroom and a well-appointed family bathroom complete the first floor.

Externally, the home boasts a private, enclosed rear garden with both patio and lawned areas—ideal for relaxing or hosting guests. Side access leads to a driveway with off-road parking for two to three vehicles.

An ideal home for families, first-time buyers, or investors alike

- Chain Free
- Three Bedrooms
- Kitchen/Diner
- Close to Local Shops & Amenities
- En Suite & Family Bathroom
- Driveway Parking

Approx Gross Internal Area  
69 sq m / 747 sq ft



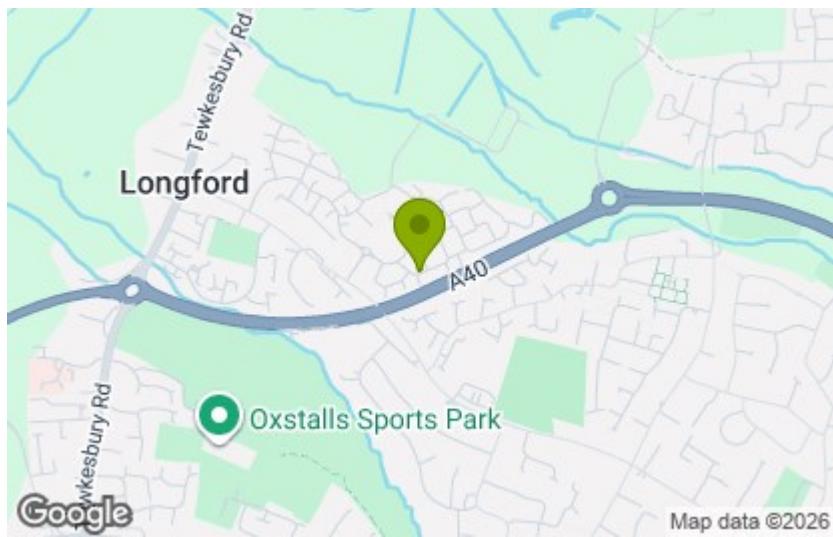
## Ground Floor

Approx 35 sq m / 378 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		95
(81-91) B		
(69-80) C	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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