



## 242 Cheltenham Road

Longlevens, Gloucester, GL2 0JW

**£395,000**



We are delighted to bring to the market this beautifully presented and extended three bedroom semi-detached family home, ideally located on the ever-popular Cheltenham Road in Longlevens.

The accommodation comprises: entrance hallway, cloakroom, lounge, kitchen, dining room, and utility room, providing well-balanced and practical living space for modern family life.

Upstairs, the property offers three bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden, along with a garage and off-road parking to both the side and front.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space which holds the boiler. Doors leading to kitchen & lounge.

**Kitchen**

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, Neff electric oven with gas hob & hood, space for appliances, partly tiled walls, power points, radiator, heated towel rail. Archway through to:

**Dining Room**

Upvc double glazed sliding patio doors to rear, radiator, power points.

**Lounge**

Upvc double glazed bay window to front, television point, radiators, power points, feature fire place with marble surround, double opening doors leading to dining room.

**Utility Room**

Upvc double glazed windows to rear, roll edge work tops, space & plumbing for washing machine & tumble dryer.

**Cloakroom**

Low level wc & pedestal wash hand basin, radiator, tiled walls.

**First Floor Landing**

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

**Bedroom 1**

Upvc double glazed bay window to front, radiator, power points, built in wardrobes, built in dressing table & built in storage unit.

**Bedroom 2**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

**Bedroom 3**

Upvc double glazed windows to rear, radiator, power points.

**Family Bathroom**

Upvc frosted double glazed windows to front, panelled bath with power shower over, low level wc & vanity wash hand basin, partly tiled walls, radiator, towel rail.

**Rear Garden**

A beautifully maintained rear garden with large paved patio, feature pond within lawned area a variety of flower & shrub borders.

**Garage**

Power & lighting. Upvc rear door to garden with white metal panelled double doors to front driveway.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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