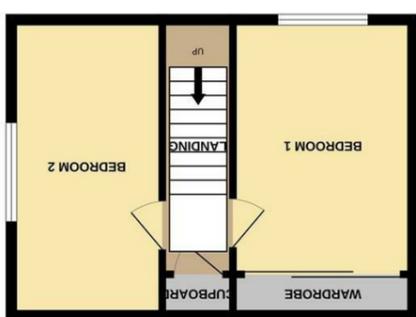




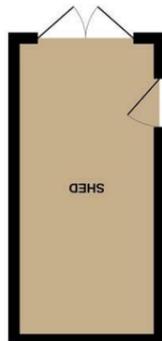
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating																								
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>10-35</td></tr> <tr><td>B</td><td>36-47</td></tr> <tr><td>C</td><td>48-65</td></tr> <tr><td>D</td><td>66-83</td></tr> <tr><td>E</td><td>84-100</td></tr> </table>	A	10-35	B	36-47	C	48-65	D	66-83	E	84-100
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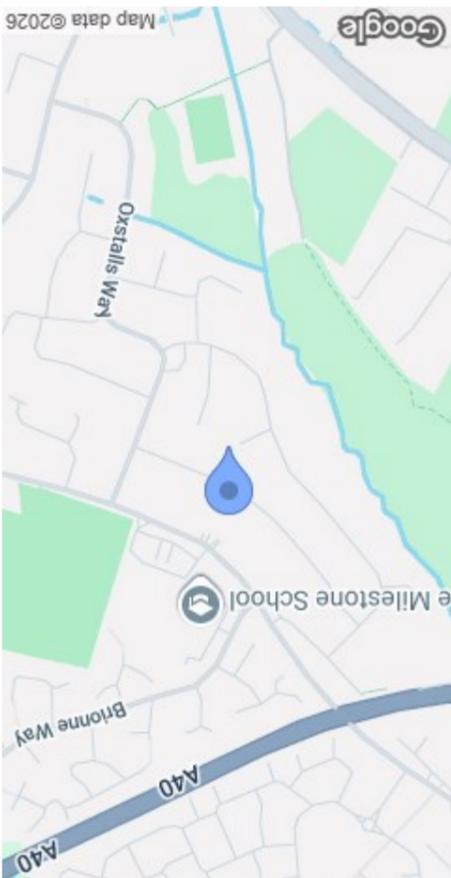
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



6 Redland Close  
 Longlevens, Gloucester GL2 9DF

**£265,000**

Very well presented two double bedroom semi detached house with an extended fitted kitchen that has built in appliances, a 20ft lounge/diner with French doors onto the patio and a very pleasant enclosed rear garden situated at the end of a cul-de-sac.

Accommodation comprises extended hallway, lounge/diner, extended kitchen, bathroom with a white suite, bedroom one with fitted wardrobes and bedroom two.

Outside you have a driveway providing off road parking, a 15ft wooden built shed and a pleasant enclosed rear garden with paved patios and lawn.

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.



Upvc double glazed front door leads into:

**EXTENDED ENTRANCE HALLWAY**

10'2 x 6'10 max (3.10m x 2.08m max)

Stairs leading off, cloaks hanging space, telephone point.

**LOUNGE/DINER**

20'8 x 13'3 max (6.30m x 4.04m max)

Fireplace housing an electric pebble effect fire, two double radiators, tv point, upvc double glazed window and French doors to rear elevation onto the patio.

**EXTENDED KITCHEN**

15'3 x 7'7 (4.65m x 2.31m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in ceramic hob, extractor hood, electric double oven, dishwasher, fridge/freezer and washing machine, built in storage cupboard, breakfast bar, cupboard housing the gas fired combination boiler, laminate flooring, upvc double glazed window to front elevation and matching door to side elevation.

**BATHROOM**

6'2 x 5'5 max (1.88m x 1.65m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, heated towel rail, extractor fan, upvc double glazed window to front elevation.

From the extended entrance hallway stairs lead to the first floor.

**LANDING**

Built in storage cupboard with shelving.

**BEDROOM 1**

15'5 x 9'7 max (4.70m x 2.92m max)

Built in wardrobes, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**

13'9 x 7'7 max (4.19m x 2.31m max)

Built in storage cupboard, single radiator, tv point, upvc double glazed window to side elevation.

**OUTSIDE**

To the front there is a tarmac and gravelled driveway providing off road parking which continues along the side of the property leading to a:

**WOODEN BUILT STORAGE SHED**

15'8 x 7'5 (4.78m x 2.26m)

Double doors to front elevation, personal access to side elevation, power and lighting.

To the rear there is a pleasant enclosed garden laid to lawn with two paved patios and raised borders all surrounded by panelled fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**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.

**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**

From Barnwood Road proceed into Estcourt Road and at the first roundabout take the last exit off into Cheltenham Road then take the first left into Oxford Lane. Proceed along here turning left into Oxstalls Way and proceed along here then turn left into Oxstalls Drive then take the second right into Redland Close 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).

