



46 Cheltenham Road
Longlevens, Gloucester GL2 0LU



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Longlevens, Gloucester GL2 0LU

Guide Price £750,000

A STYLISH and ELEGANT THREE BEDROOM DETACHED FAMILY HOME presented to a VERY HIGH STANDARD, STUNNING KITCHEN / FAMILY / ENTERTAINING ROOM with LARGE ROOF LANTERN, SITTING ROOM plus SEPARATE LOUNGE, OFFICE, MASTER EN-SUITE with WALK-IN WARDROBE, SOUTH FACING LANDSCAPED GARDENS with SAUNA and HOT TUB, GARAGE and AMPLE OFF ROAD PARKING.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House, which is dedicated to the author Beatrix Potter, can be found near the cathedral.

Gloucester has a wealth of facilities with many shops, eateries, sporting facilities etc. There is a hospital, various health care centres, library.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Access to the motorway network is via the M5, which is a few minutes drive away.



THE PROPERTY

The kitchen / family / entertaining room is undoubtedly the heart of this beautiful home! The stylish cabinetry is finished off perfectly with marble work surfaces. There are an abundance of integrated appliances and a central island with large roof lantern above. Large bi-fold doors open onto the south facing rear garden, which is beautifully landscaped. There is a sitting room adjacent and a separate lounge and office.

To the first floor, you will find three bedrooms and a bathroom. The master has an en-suite and a walk-in wardrobe.

OUTSIDE

To the front of the property, wrought iron gates lead to a large off road parking area and a garage.

The rear south facing gardens are private and have been beautifully landscaped with meandering pathways. The garden is well stocked with an abundance of flora and fauna which ensures wonderful colours throughout each season.

There is a sauna and a separate hot tub, both ideal for relaxing after a long day at work, and a pathway leads to the bottom of the garden with a hidden seating area. The gardens are private and all enclosed by fencing.

SERVICES

Mains water, drainage, electricity and gas.

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.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

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

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

what3words: ///press.bottle.plots

PROPERTY SURVEYS

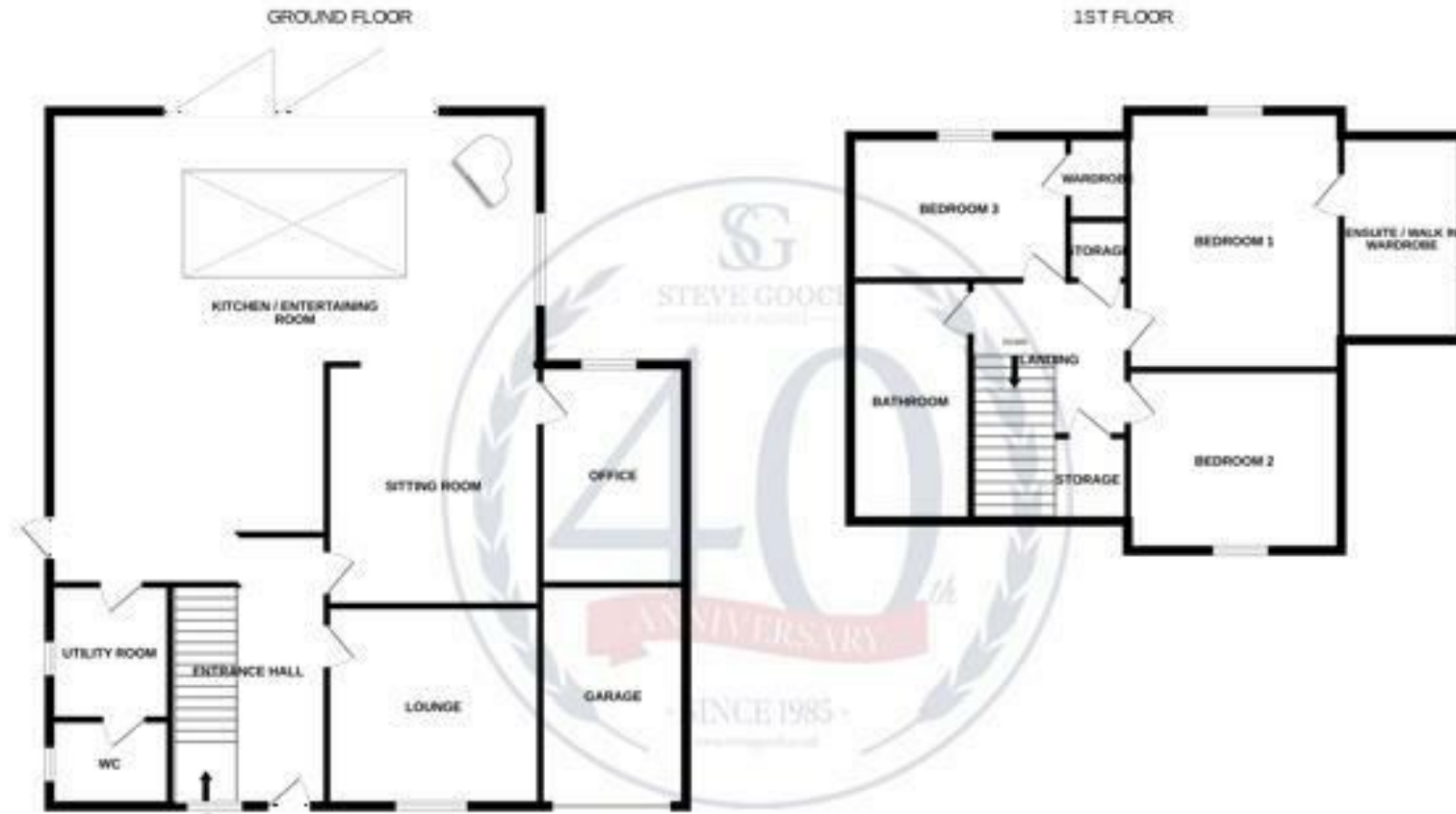
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







Measurements are approximate. Not to scale. Illustrative purposes only.
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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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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