



**Stamps Meadow, Longford GL2 9DR**

**£299,500**



# Stamps Meadow, Longford GL2 9DR

• Two double bedroom semi-detached bungalow • Spacious & flexible living accommodation • Modern bathroom & separate w.c • New FENSA windows installed with 7 years guarantee remaining • Large enclosed mature rear garden measuring approximately 100ft • Driveway & detached single garage • Situated in the popular residential location of Longford • EPC rating C72 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

**£299,500**

## Entrance Hallway

Hallway provides access to both bedrooms, kitchen, living room, bathroom, separate w.c and to the loft above accessed via drop down ladder.

## Living Room

Spacious living room with bay window overlooking the front aspect of the property.

## Kitchen

Generous sized kitchen boasts ample worktop and storage space with room for free standing appliances. Modern combi boiler is located within the kitchen whilst the window overlooks the front aspect of the property.

## Bathroom

Installed by the present owner, the modern white suite family bathroom comprises of wash hand basin, bath with shower attachment over, heated towel rail and window with frosted glass overlooking the side aspect.

## W.C

Separate room comprises of modern w.c and window with frosted glass overlooking the side aspect.

## Bedroom One

Double bedroom with sliding doors providing access to the conservatory.

## Bedroom Two

Double bedroom with window overlooking the conservatory.

## Conservatory

The conservatory provides additional living space with the possibility to be utilised as a dining room or garden room overlooking the rear garden. Access to the garden itself is provided via the sliding doors.

## Outside

To the rear, the property benefits from a beautiful and mature garden measuring approximately 100ft in length. Patio area provides a convenient seating area for alfresco dining through the summer month leading onto the beautifully maintained lawn. Trees and planting provide privacy into the garden whilst also welcoming an array of wildlife. Access is also provided to the detached garage via personal use door to the side. The garage itself benefits from power and lighting with up and over door providing access from the front. Driveway to the side of the house provides off-road parking for three to four vehicles whilst an additional lawned area is also found to the front of the property itself.

## Location

The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Standard 7 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, O2, Vodafone



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

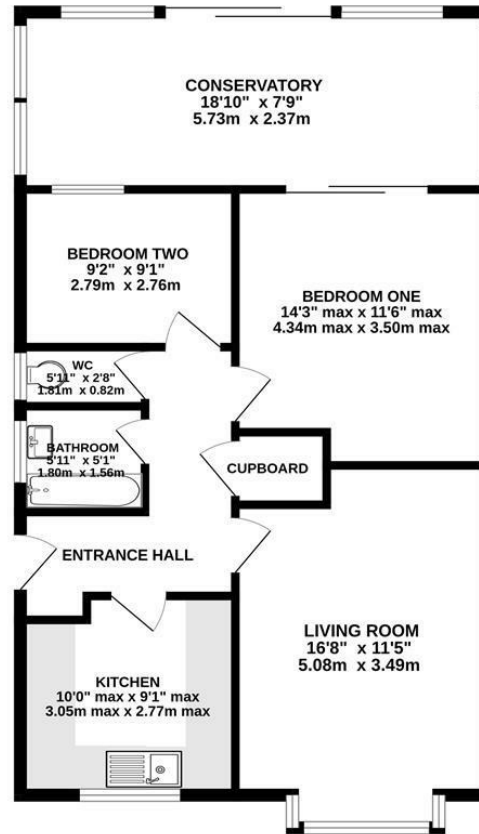
**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**



GROUND FLOOR



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.  
Made with Metropix ©2024.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

