



**175 Cheltenham Road, Longlevens GL2 0JJ**  
**Offers In The Region Of £675,000**



# 175 Cheltenham Road, Longlevens GL2 0JJ

• Extended four double bedroom family home • En-suite shower room to master bedroom • Over 2,000 sq ft of living accommodation • Downstairs WC • Family room and utility room • Extended living/dining room • Highly sought after location • Complete chain • Gloucester City Council, Tax Band E - £2,790.13 (2025/2026) • EPC TBC

**Offers In The Region Of £675,000**

## Entrance Hall and Inner Hall

Double-glazed front door. Radiator. Under-stairs storage cupboard with a window to the side aspect. Oak flooring and stairs to the first floor.

## Cloakroom

Double-glazed frosted window to the front. Low-level WC. Wash hand basin. Radiator.

## Family Room

Double-glazed window to the front aspect. Radiator. Feature fireplace with exposed brick chimney breast. Oak flooring. Oak-panelled door.

## Kitchen/Breakfast Room

Double-glazed window to the side. Fitted with granite worktops, hand painted, solid wood wall and base units, and breakfast bar. Built-in dishwasher. Space for a range cooker and cooker hood. Oak flooring. Oak-panelled door.

## Utility Room

Double-glazed window to the front aspect and double-glazed frosted window door to the side aspect. Plumbing for washing machine. Underfloor heating. Wall mounted combination boiler.

## Living/Dining Room

Two electric Velux windows. Two sets of bi-folding doors to the rear aspect. Oak flooring. Spotlights. Underfloor heating.

## First Floor Landing

Double-glazed window to the side aspect. Single-glazed circular window to the front aspect. Staircase to second floor loft room. Radiator.

## Master Bedroom

Double-glazed window to the rear aspect. Radiator

## En Suite Shower Room

Double-glazed frosted window to the side



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aspect. Heated towel rail. Low-level WC. Wash hand basin. Shower cubicle.

### **Bedroom Two**

Double-glazed bay window to the front aspect. Radiator

### **Bedroom Three**

Double-glazed window to the rear aspect. Radiator.

### **Bedroom Four**

Two double-glazed windows to the side aspect. Radiator.

### **Family Bathroom**

Double-glazed frosted window to the front aspect. Wash hand basin. Low-level WC. Panelled bath. Shower cubicle. Radiator.

### **Second Floor Loft Room**

Velux double-glazed window. Eaves storage. Radiator.

### **Outside**

To the front of the property is a block-paved driveway providing off-road parking for several vehicles. Further benefits include outside lighting and gated side access to the rear garden.

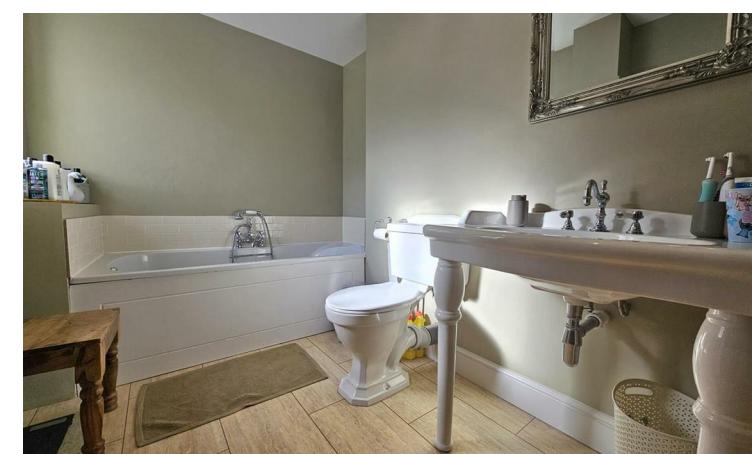
A beautifully presented and generously proportioned rear garden designed for both entertaining and family living. A large paved patio provides an ideal space for

outdoor dining and relaxation, complete with ample room for garden furniture and social gatherings. The patio seamlessly leads onto a well-maintained lawn, creating a perfect balance between hard landscaping and greenery.

The garden is enclosed by fenced and hedged boundaries, offering a good degree of privacy. A standout feature is the purpose-built outdoor pizza oven, making this an excellent space for alfresco entertaining. Additional benefits include a garden shed and further storage, with plenty of space for children's play equipment, including a trampoline. Overall, this is a versatile and attractive outdoor space ideal for entertaining, relaxing, and family enjoyment.

### **Location**

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The property is within walking distance to two popular and desirable grammar schools. The city centre itself



continues to offer a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E £2790.13 per annum

(2025/2026).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

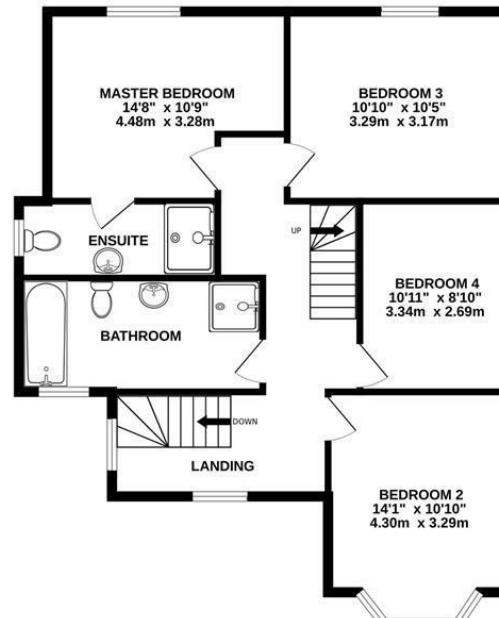
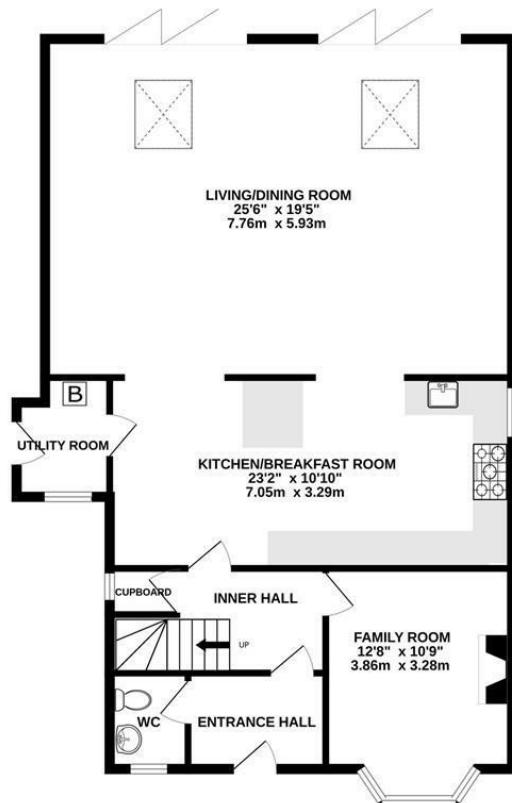
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Ultrafast 1000 Mbps, Highest available download speed.

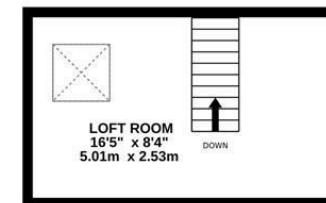
Mobile phone coverage: EE, Three, Vodafone, O2.



GROUND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



2ND FLOOR  
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA: 2106 sq.ft. (195.7 sq.m.) approx.

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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