



R B WALTERS  
ESTATE AGENTS



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*The Triangle, Longlevens, Gloucester,  
Gloucestershire, GL2 0NE.*

*£340,000*

Providing superb ground floor living space this extended home offers over 1300 sq ft of accommodation and provides the opportunity for someone to work from home with a ready made treatment room complete with wash hand basin, separate access and a ground floor shower.

Located in a popular residential area close to the primary and junior schools in Longlevens, this semi-detached home has almost unrivalled ground floor living space within this price range.

Having been significantly extended the ground floor has a stunning heart to the home with an large open plan kitchen/diner and family room with bi-fold doors opening to the rear garden. There is also a separate living room. Furthermore, direct access from the porch leads to a rear lobby where you will find a study/treatment room which has been used to run a home beauty business complete with running water. Off this lobby is also a shower room making it ideal for anyone looking to work from home without the need for visitors to enter the main house. Upstairs are three good size bedrooms and a family bathroom whilst outside there is off road parking for 2/3 cars and a good size rear garden.

## Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

## Entrance Porch

17' 1" x 4' 5" (5.20m x 1.35m)

## Hallway

## Living Room

12' 8" x 11' 7" (3.86m x 3.53m)

## Kitchen

11' 4" x 11' 0" (3.45m x 3.35m)

## Dining Area

10' 9" x 10' 2" (3.27m x 3.10m)

## Family Room

17' 6" x 13' 9" (5.33m x 4.19m)

## Rear Lobby

## Treatment Room/Study

9' 1" x 7' 8" (2.77m x 2.34m)





**Shower Room**  
7' 7" x 4' 3" (2.31m x 1.29m)

**First Floor Landing**

**Bedroom**  
11' 4" x 11' 3" (3.45m x 3.43m)

**Bedroom**  
11' 3" x 11' 0" (3.43m x 3.35m)

**Bedroom**  
10' 3" x 7' 10" (3.12m x 2.39m)

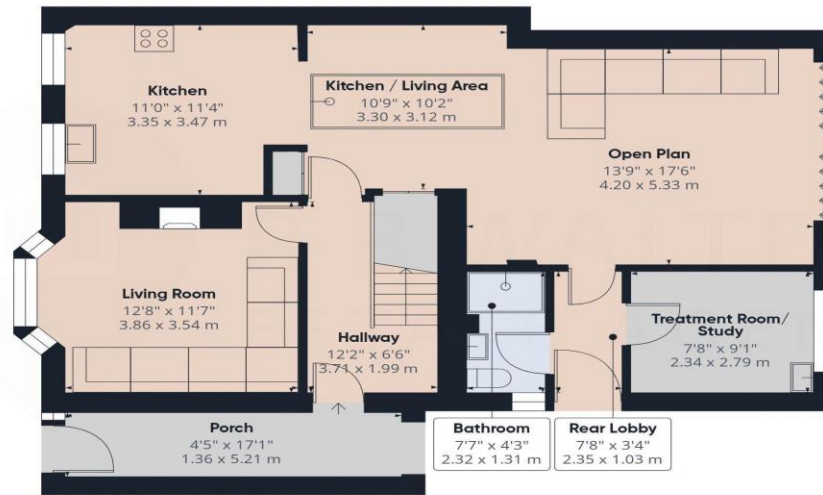
**Bathroom**  
6' 5" x 5' 9" (1.95m x 1.75m)

**Outside**

**Driveway Parking for 2/3 Cars**



**Rear Garden**



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1305 ft<sup>2</sup>  
121.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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