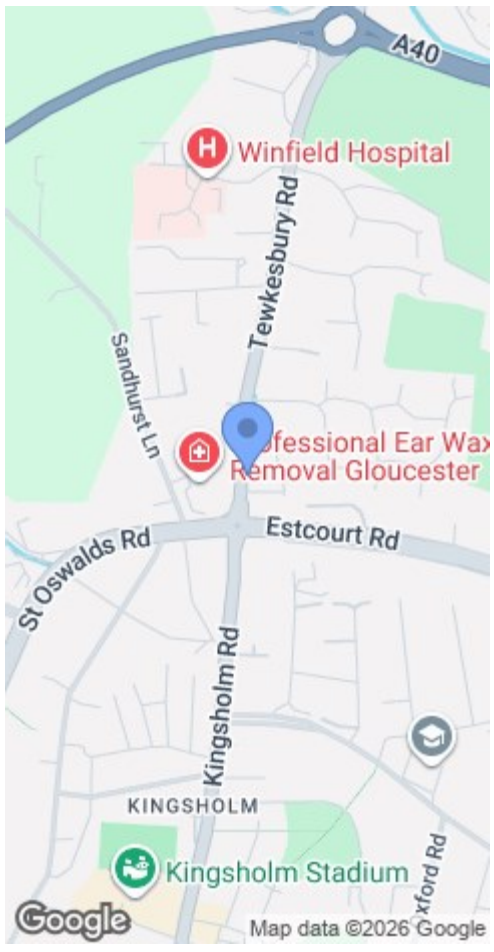
44 Tewkesbury Road
Longford, Gloucester GL2 9EE

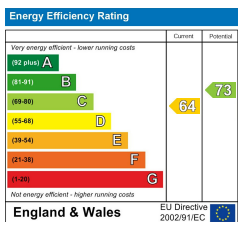
STEVE GOOCH
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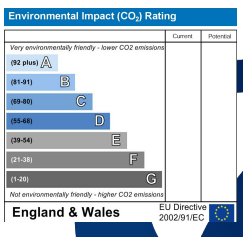




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

£430,000

DESIRABLE CHAIN FREE TWO BEDROOM DETACHED BUNGALOW with a SINGLE GARAGE and a UPVC DOUBLE GLAZED CONSERVATORY sitting WITHIN A PLOT THAT APPROACHES A FIFTH OF AN ACRE in popular convenient location.

Accommodation comprises hallway, LOUNGE with a BAY WINDOW, FITTED KITCHEN that leads to the UPVC DOUBLE GLAZED CONSERVATORY that overlooks the garden, bedroom one with a bow window, bedroom two with fitted wardrobes and the shower room.

Outside you have a GENEROUS TARMACADAM DRIVEWAY leading to the SINGLE GARAGE and a LARGE ENCLOSED EXPANSE OF LAWN at the rear with mature trees.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.















Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Double radiator, cloaks hanging space, telephone point, access to loft space.

LOUNGE
15'9 x 10'9 max (4.80m x 3.28m max)
Two double radiators, tv point, wall lights, upvc double glazed bay window to front elevation overlooking the surrounding area, upvc double glazed window to side elevation.

KITCHEN
11' x 10'9 max (3.35m x 3.28m max)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, plumbing for automatic washing machine, space for a fridge, wall mounted gas fired combination boiler, downlighters, upvc double glazed window side elevation, upvc double glazed patio doors into:

CONSERVATORY
12'3 x 11'3 (3.73m x 3.43m)
Brick and upvc double glazed construction with a glazed roof, ceiling fan, wall lights, French doors to side elevation.

BEDROOM 1
10'8 x 10'8 max (3.25m x 3.25m max)
Built in wardrobes, single radiator, upvc double glazed bow window to front elevation.

BEDROOM 2
10'9 x 9''9 max (3.28m x 2.74m'2.74m max)
Built in wardrobe, single radiator, upvc double glazed French doors into the garden.

SHOWER ROOM
7'7 x 4'8 max (2.31m x 1.42m max)
Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and drawers below, chrome heated towel rail, partially tiled walls, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a tarmacadam driveway providing off road parking/turning for several vehicles and a garden which is laid to lawn with a mature tree. The driveway leads to a:

SINGLE ATTACHED GARAGE
19'5 x 8'3 (5.92m x 2.51m)
Up ad over door to front elevation, upvc double glazed door to rear elevation, power and lighting.

To the rear there is a large expanse of lawn with mature trees approaching a fifth of an acre surrounded by fencing and hedgerow.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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.

LOCAL AUTHORITY
Council Tax Band: C
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
Leave the City Centre via Kingsholm Road and proceed over the Estcourt Road roundabout onto Tewkesbury Road. Continue along here for some distance 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).