



78 Church Road

Longlevens, Gloucester, GL2 0AA

£570,000



We are delighted to present this beautifully presented detached bungalow, set on a fantastic plot and tucked away down a private road shared with just one other property, offering an exceptional level of privacy and surrounding greenery.

Upon entering, you are welcomed by a generous entrance hallway leading through to a bright and spacious living room, complete with a log burner and bay window allowing natural light to flood the space.

The property offers two excellent double bedrooms and a third single bedroom, currently utilised as a dressing room. A standout feature is the modern kitchen/diner, again benefitting from a log burner, creating a warm and sociable space. In addition, a conservatory overlooks the beautifully maintained rear garden.



Entrance Porch

Accessed via Upvc double glazed front door, Upvc double glazed windows to front, exposed brickwork.

Entrance Hallway

Accessed via the front door, the hallway features a radiator, power points, and access to the loft via hatch. Doors provide access to the kitchen/diner, lounge, all three bedrooms, and the bathroom.

Lounge

Two UPVC double glazed windows to the front and a UPVC double glazed window to the side, television point, radiators, power points, and a feature log burner with brick surround and exposed brickwork.

Open Plan Kitchen/Diner

UPVC double glazed windows to both the front and side, with UPVC double glazed French doors to the side and a UPVC double glazed single door to the side. Fitted with eye and base level units with roll-edge worktops, sink/drain, electric oven with separate induction hob and extractor hood, and built-in fridge/freezer and dishwasher. Further features include tiled flooring, power points, and a log burner with brick surround.

Rear Porch

Upvc double glazed french doors to rear, Upvc double glazed windows to both sides.

Conservatory

UPVC double glazed French doors to the side, UPVC double glazed windows throughout, glass roof, and tiled flooring.

Bedroom 1

UPVC double glazed windows to both the front and side, built-in wardrobes, radiator, and power points.

Bedroom 2

UPVC double glazed windows to both the side and rear, radiator, power points, and a built-in wardrobe.

Bedroom 3

UPVC double glazed window to the side, built-in wardrobes, radiator, and power points.

Bathroom

UPVC frosted double glazed windows to the rear, panelled bath with shower over, low-level WC and pedestal wash hand basin, tiled walls, heated towel rail, and recessed downlights.

Outside

To the rear and side of the property are beautifully maintained landscaped gardens, featuring a selection of flower and shrub borders and a raised paved area. Doors lead to:

Utility

Accessed via a UPVC double glazed door, with UPVC double glazed windows to the front and base level units with roll-edge worktops.

Cloakroom & Storage

Accessed via a UPVC double glazed front door, with UPVC double glazed windows to the front, low-level WC, and pedestal wash hand basin.

Outbuilding

Power & lighting.

Garage

Up & over door.

Tenure

Freehold.

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	69
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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