45 Nine Elms Road
Longlevens, Gloucester GL2 0HB

STEVE GOOCH
ESTATE AGENTS | EST 1985

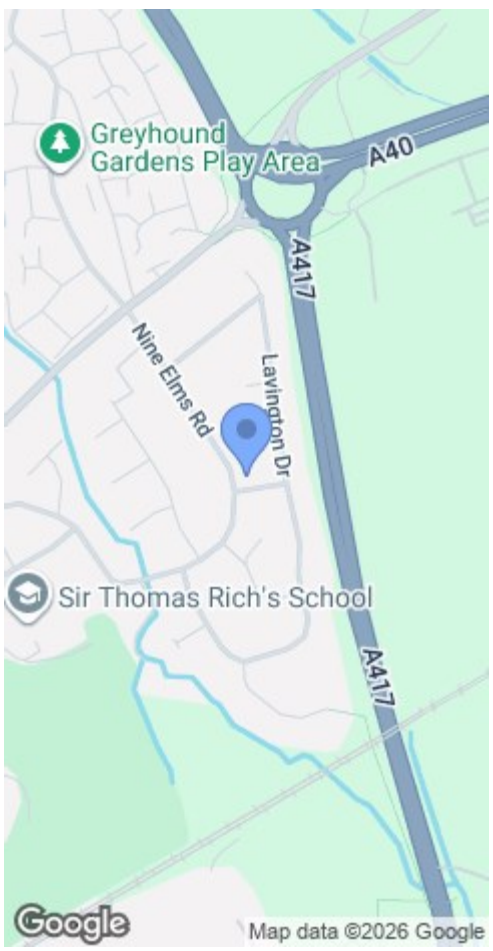


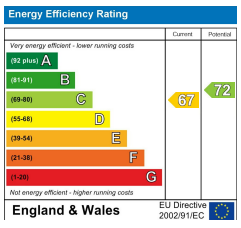
GROUND FLOOR

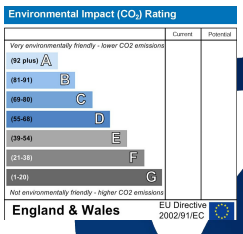


1ST FLOOR









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 ©2026

MISREPRESENTATION DISCLAIMER
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.

£399,995

DESIRABLE EXTENDED BAY FRONTED FOUR BEDROOM SEMI DETACHED FAMILY HOME with an 18FT KITCHEN/BREAKFAST ROOM, a DOWNSTAIRS CLOAKROOM and a PLEASANT ENCLOSED LOW MAINTENANCE REAR GARDEN situated in a popular area.

Accommodation comprises hallway, lounge with a BAY WINDOW, KITCHEN/BREAKFAST ROOM, DINING/FAMILY ROOM EXTENSION, utility room, cloakroom, bedroom four with FRENCH DOORS onto the garden, bedroom one with FITTED WARDROBES, bedroom two, bedroom three and the bathroom with a white suite.

Outside you have a TARMACADAM DRIVEWAY, STORE ROOM, ELECTRIC CAR CHARGING POINT and a PLEASANT ENCLOSED LOW MAINTENANCE REAR GARDEN with a patio and astroturf.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens).
Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens.
The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.

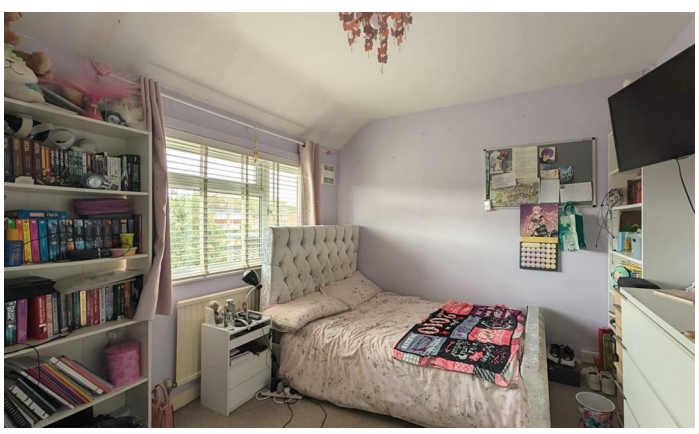














Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Oak style laminate flooring, single radiator, stairs leading off, upvc double glazed window to side elevation.

LOUNGE
15'1 x 12'7 max (4.60m x 3.84m max)
Oak style laminate flooring, coved ceiling, tv point, upvc double glazed bay window to front elevation, double sliding doors into:

KITCHEN/BREAKFAST ROOM
18'9 x 9'9 max (5.72m x 2.97m max)
Island unit with drawers, ceramic hob, electric oven and seating for two, single drainer one and a half bowl sink unit with a mixer tap, space for an American style fridge/freezer, built in dishwasher, original pantry, two single radiators, oak style laminate flooring, upvc double glazed window to side elevation, through to:

DINING/FAMILY ROOM EXTENSION
17'5 x 8'5 max (5.31m x 2.57m max)
Vertical radiator, roof light, oak style laminate flooring, downlighters, tv point, upvc double glazed door to side elevation, upvc double glazed French doors to rear elevation onto the garden, through to:

UTILTY ROOM
6'6 x 6'4 (1.98m x 1.93m)
Tiled floor, plumbing for automatic washing machine, electric underfloor heating, through to:

CLOAKROOM
3'5 x 3'4 (1.04m x 1.02m)
Low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, tiled floor, extractor fan, electric underfloor heating.

BEDROOM 4
14'1 x 9'4 max (4.29m x 2.84m max)
Tiled floor with electric underfloor heating, upvc double glazed French doors to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to a partially boarded loft space, upvc double glazed window to side elevation.

BEDROOM1 1
15'8 x 12'3 max (4.78m x 3.73m max)
Double built in wardrobe, single radiator, upvc double glazed bay window to front elevation overlooking the surrounding area.

BEDROOM 2
12'2 x 9'9 max (3.71m x 2.97m max)
Single radiator, cupboard housing the gas fired combination boiler, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3
9' x 8'3 max (2.74m x 2.51m max)
Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM
6'4 x 5'6 max (1.93m x 1.68m max)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, laminate flooring, partially tiled walls, upvc double glazed window to rear elevation.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles, electric car charging point and a garden area which is laid to gravel. To the side there are wooden built gates giving access to a paved storage area which leads to a:

STORE ROOM
7'2 x 6'9 (2.18m x 2.06m)
Double wooden doors to front elevation, power and lighting.

To the rear there is enclosed low maintenance garden which is laid to astroturf with a patio and raised borders surrounded by panelled fencing.

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
From Cheltenham Road proceed along to the traffic lights turning right into Nine Elms Road where the property can be located on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).