

**78 Longstone Avenue, Gloucester, GL2 9FS**

**Asking Price £250,000**

This well-presented two-bedroom semi-detached home is located in a popular residential area of Longford and was built in 2018. The property offers bright, well-proportioned accommodation ideal for first-time buyers, downsizers, or investors.

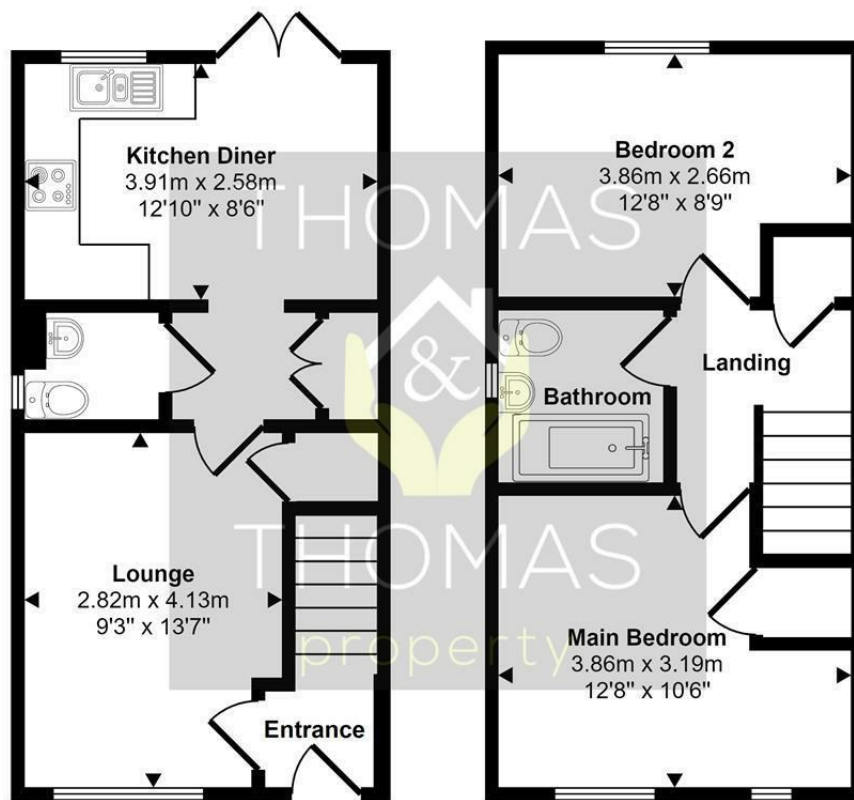
The ground floor comprises an inviting entrance hallway, a spacious living room, a modern fitted kitchen with dining area, and a convenient downstairs WC. Upstairs, there are two generously sized bedrooms and a contemporary family bathroom.

The property benefits from modern construction, efficient layout, and low-maintenance living. Outside, there is private parking and a neatly maintained garden, making this an attractive and practical home in a sought-after location close to local amenities, schools, and transport links.

Early viewing is highly recommended.

- Two Double Bedrooms
  - Semi Detached
  - Parking
- Garden with Side Access
  - Great Location





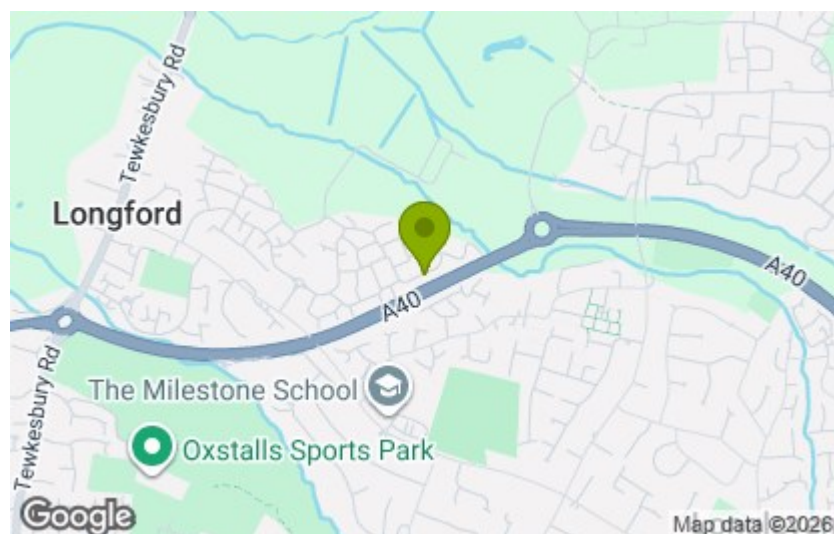
Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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