



**339 Longford Lane, Gloucester, GL2 9EW**

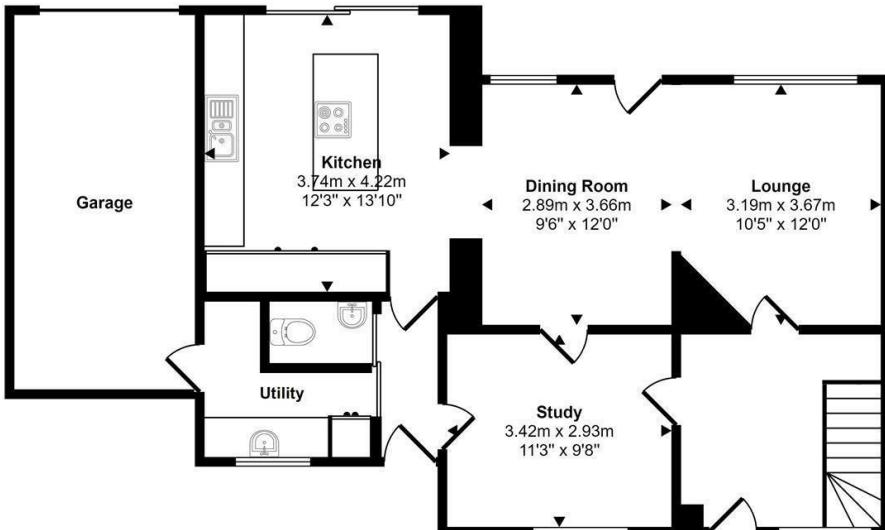
**Asking Price £400,000**

This exceptional family home is located just north of Gloucester City on Longford lane which offers great commuting links with the M5 motorway only a short drive away.

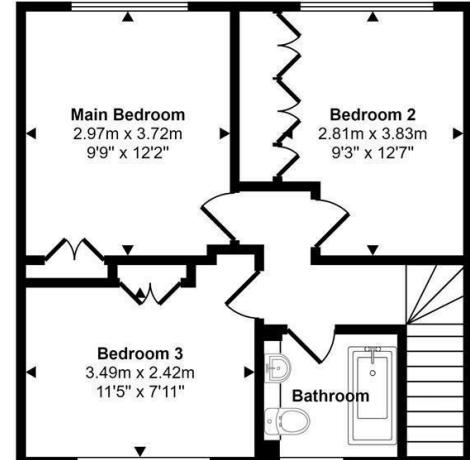
Moving inside this property is beautifully presented throughout where the current owners have vastly improved the property in their ownership. The accommodation briefly comprises of a welcoming entrance hall, three separate reception rooms, a downstairs cloakroom, separate utility room and the real heart to this property, its fantastic open plan kitchen/breakfast room complete with a centre island, integrated appliances and sliding doors which opens into its southerly facing rear garden. Upstairs you will find three double bedrooms, all with fitted wardrobes and a family bathroom with shower facilities.

Externally to the rear aspect is a well established south facing rear garden. This being mostly laid to lawn, bounded by fencing and offers both a decking area, seating area and garden pond. There is also gated side access which leads you around to the driveway where parking is available for up to three vehicles and access to its garage which comes fully equipped with both power and light and further benefits integral access to its utility room.

- Three Double Bedrooms
- Generous Plot
- South Facing Garden
- Garage
- Driveway Parking
- Beautifully Presented



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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 31                      |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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