



4 Garden Way

Longlevens, Gloucester, GL2 9JL

£300,000



We are delighted to welcome to the open market this much-loved semi-detached bungalow, ideally positioned in the heart of Longlevens. The property offers generous-sized rooms throughout and fantastic potential for those looking to put their own stamp on a home.

Benefitting from an enclosed rear garden and offered to the market with no onward chain, this property represents an excellent opportunity for buyers seeking a spacious and well-located bungalow with scope to modernise and add value.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, access to loft via hatch, cupboard housing combination boiler, doors leading to all rooms.

Lounge

Upvc double glazed windows to front, television point, radiator, flame effect electric fire, power points.

Kitchen

Upvc double glazed windows to side & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, power points, partly tiled walls, tiled flooring, door to utility.

Utility

Upvc double glazed windows to rear, doors to both garage & garden, lino flooring, space for further appliances, power points.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3/ Dining Room

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

An enclosed area which is mainly laid to paving, cold water tap, summer house.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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