



# 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/drainer, 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.

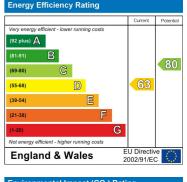
## **Local Authority**

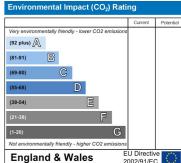
Gloucester City Council- Band C

# **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.







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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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