



Sandyleaze, Gloucester GL2 0PY
£270,000



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- Extended three double bedroom home with en-suite to master
- Generous & flexible living accommodation throughout
- Open plan kitchen & dining area
- Separate utility room
- Private & enclosed rear garden with purpose built shed
- Potential rental income of £1,300 pcm
- EPC rating TBC
- Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£270,000

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen, playroom and stairwell leading to the first floor.

Living Room

Cosy living room with window overlooking the front aspect.

Kitchen

Modern fitted kitchen provides ample worktop and storage space with integrated hob and oven alongside plumbing for a dishwasher. Breakfast bar allows for seating as well as providing separation to the dining room to the rear. Window overlooks the rear aspect whilst access is provided to the utility room from the kitchen.

Dining Room

Extended to the rear, the light and airy dining room allows an abundance of natural light into the room via the window overlooking the rear aspect, velux window above and French doors opening to the rear garden.

Play Room

Versatile room currently utilised as a play room with the potential to become a home office or additional living room. Window overlooks the front aspect with door to the rear opening to the utility room.

Utility Room

Additional worktop and storage space is found with plumbing for an automatic washing machine below. Access from the room is provided to a downstairs w.c, kitchen and to the rear garden.

Landing

Landing area provides access to all three bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes, two windows overlooking the front aspect and access to the en-suite.

En-Suite

Modern white suite shower room comprises w.c, wash hand basin with storage below, walk-in shower cubicle and window with frosted glass overlooking the front aspect.

Bedroom Two

Double bedroom with two sets of built-in wardrobes and window overlooking the rear aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bathroom

Modern tiled white suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Outside

To the rear, the property boasts a spacious garden enclosed with fenced borders. Majority laid to lawn with decked area to the rear and purpose built shed benefitting from power and lighting. Additional patio area to the front provides separation from the main pathway.

Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The city centre itself continues to offer a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

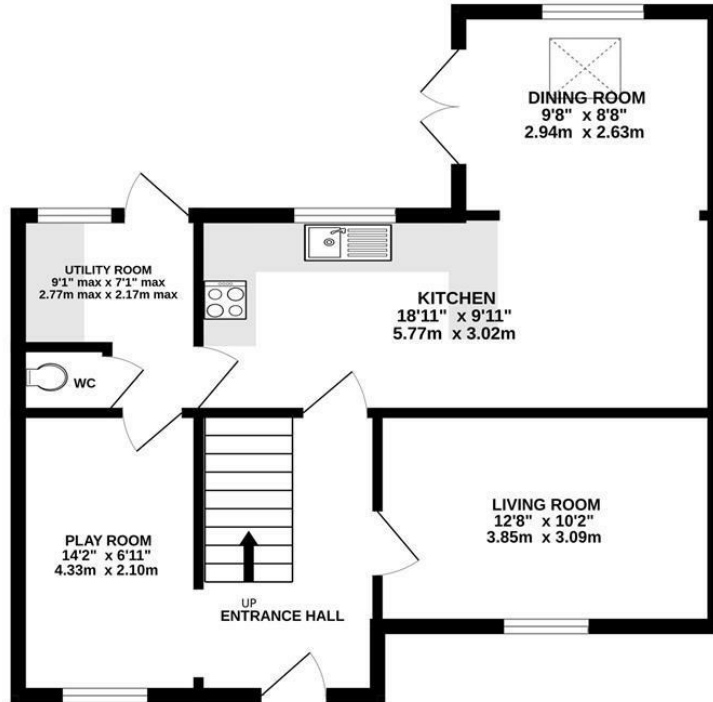
Broadband speed: Basic 26 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.

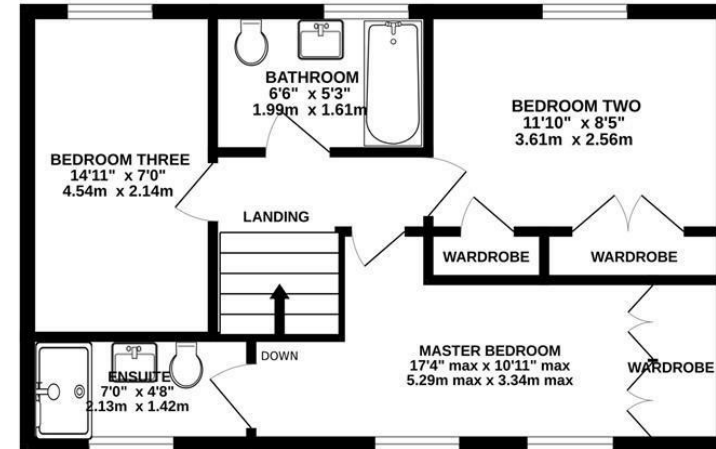
Agents note - Please note the vendor of this property is an employee of Naylor Powell Limited. However, we can confirm that Naylor Powell Limited have no financial interest in the sale of this property other than the normal selling fee.



GROUND FLOOR



1ST FLOOR



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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
100-91 (A)	Very energy efficient - lower running costs		
81-90 (B)			
61-80 (C)			
41-60 (D)			
21-40 (E)			
1-20 (F)			
0 (G)	All energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



