



## 49 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AN

**Offers in excess of £600,000**



We are delighted to welcome new to the open market this wonderfully presented detached family home, situated in a highly desirable location in Longlevens.

Cleverly extended by the current owners to maximise living space across both floors, the property offers generous and versatile accommodation with a charming blend of character features and modern finishes throughout — perfect for contemporary family living.

Externally, the home benefits from a generous rear garden, ideal for entertaining and family use, while to the front there is a resin bonded driveway providing ample off-road parking.



### Entrance Hallway

Accessed via double glazed front door, radiator, stairs leading to first floor with under stairs storage space, doors to both reception rooms & open plan kitchen/diner.

### Lounge

Upvc double glazed box bay window to front with fitted shutter blinds, television point, radiator, original floorboards.

### Sitting Room

Upvc double glazed box bay window to front with fitted shutter blinds, radiator, power points, fuse box, original floorboards, sliding door through to the open plan kitchen/diner.

### Open Plan Kitchen/Diner

Upvc double glazed windows & door to rear, eye & base level units with wooden work tops, sink/drain, cooker point, built in dishwasher & microwave, tiled flooring, recessed down lights, exposed brickwork, radiator, log burner. Door to:

### Utility Room

Upvc double glazed windows to rear, base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, tiled flooring, radiator, recessed down lights.

### Cloakroom

Low level wc & pedestal wash hand basin, partly tiled walls, exposed brickwork, tiled flooring.

### First Floor Landing

Upvc double glazed window to front, access to loft via hatch, original floor boards, doors to all rooms.

### Bedroom 1

Two Upvc double glazed windows to rear & Upvc double glazed window to front all fitted with shutter blinds, two radiators, original floor boards, power points. Door to:

### En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, radiator, towel rail, recessed down lights, extractor fan.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in wardrobes, original floor boards.

### Bedroom 3

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

### Bedroom 4

Upvc double glazed windows to rear with fitted shutter blinds, radiator, power points. original flooring.

### Bathroom

Upvc frosted double glazed windows to rear, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator, original floor boards.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated rear access.

### Garage

Electric up & over door, Upvc double glazed door to rear, wall mounted combination boiler.

### Tenure

Freehold.

### Services

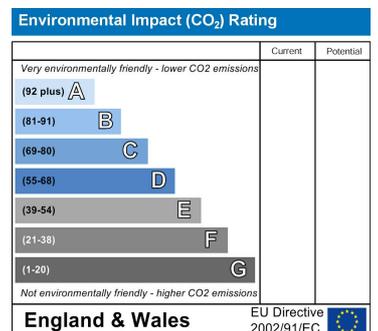
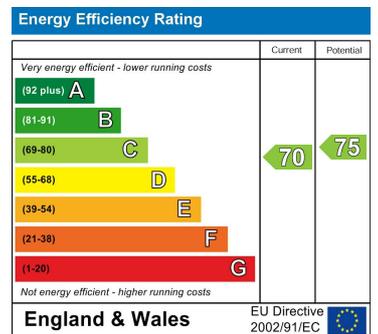
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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