



## 206 Cheltenham Road

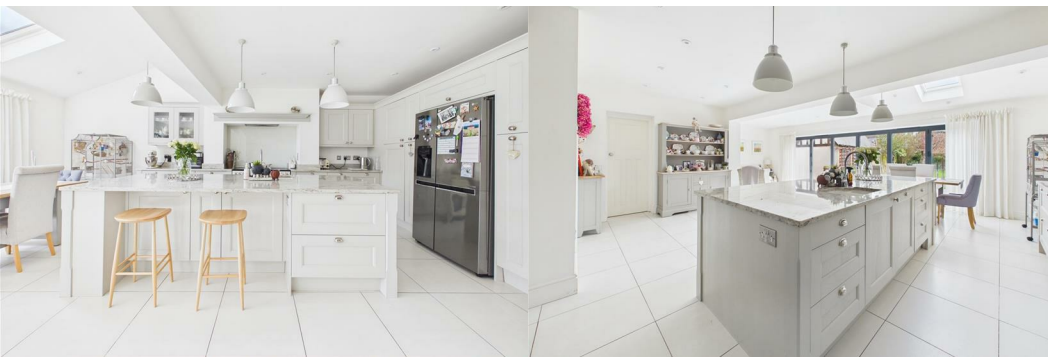
Longlevens, Gloucester, GL2 0JW

**£650,000**



Murdock & Wasley Estate Agents are delighted to present this exceptional 1930s four-bedroom detached family home to the open market. Positioned on one of Gloucester's most prestigious roads, this impressive property beautifully combines period charm with thoughtfully designed modern extensions, creating a superb balance of character and contemporary living, perfect for modern family life.

The home further benefits from a spacious rear garden along with a workshop/store, providing useful outdoor space and additional storage. Ideally located within close proximity to highly regarded grammar schools, excellent transport links and Gloucester Royal Hospital, the property enjoys both convenience and a highly sought-after setting.



**Entrance Hall**

Accessed via upvc double glazed front door, power points, wall mounted radiator, fitted under stairs storage, door to store cupboard housing manifold for underfloor heating, stairs to landing. Doors lead off:

**Kitchen / Dining / Family Room**

Range of base, wall and drawer mounted units, Granite worksurfaces, inset ceramic sink unit with a mixer tap over. Appliance points, power points, space for range cooker with five ring induction hob and extractor over, integral dishwasher. Space for large fridge freezer and dining table, inset ceiling spotlights, large island with breakfast bar, granite worksurfaces, wall and drawer mounted units, tiled flooring, under floor heating throughout, rear aspect velux window, rear aspect full width structural aluminium double glazed bi folding doors leading to the garden. Door to:

**Utility Room**

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points. Space washing machine & condensing tumble dryer, inset ceiling spotlights, tiled flooring, underfloor heating, side aspect frosted upvc double glazed window.

**Lounge**

Television point, data point, power points, wall mounted radiator, gas fireplace with surround, coving, front aspect upvc double glazed bay window.

**Study**

Power points, underfloor heating, inset ceiling spotlights, coving, front aspect upvc double glazed window.

**WC**

Suite comprising low level wc, wall mounted wash hand basin with mixer over and storage below, tiled flooring, underfloor heating, side aspect upvc double glazed frosted window.

**Landing**

Power point, access to boarded loft via hatch with drop down ladder. Doors lead off:

**Master Bedroom**

Power points, wall mounted radiators, walk through dressing room with built in wardrobes, coving, rear aspect upvc double glazed windows. Door leads off:

**Ensuite**

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, walk in cubicle with rainfall shower over, wall mounted heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, side aspect frosted upvc double glazed window.

**Bedroom Two**

Power points, wall mounted radiator, traditional feature fireplace, coving, front aspect upvc double glazed bay window.

**Bedroom Three**

Power points, wall mounted radiator, rear aspect upvc double glazed window.

**Bedroom Four**

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

**Bathroom**

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over and storage below, roll claw bath with taps and shower over, wall and floor mounted traditional column radiator, partly tiled walls, tiled flooring, front aspect frosted upvc double glazed window.

**Outside**

To the front of the property a driveway is laid to decorative stone providing parking for up to four vehicles whilst bordered by flower beds to one side and enclosed by low level wooden fencing. A wooden gate provides access to the rear down the side of the property.

To the rear of the property a sandstone patio leads down to a garden laid to lawn, bordered by flower beds, mature trees and shrubs whilst enclosed by wooden fencing with an outdoor tap. There is also a:

**Brick Built Store**

Access via wooden door with power and lighting, rear aspect window.

**Services**

Mains water, gas, electricity & drainage.

**Tenure**

Freehold

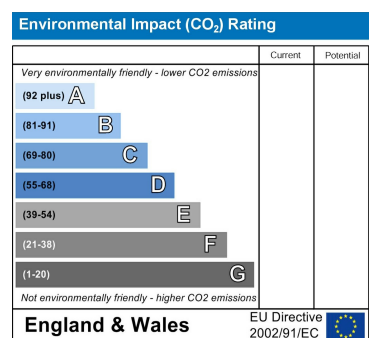
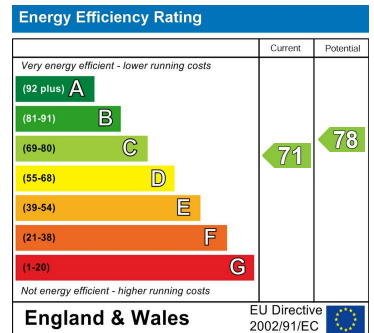
**Local Authority**

Gloucester City Council

Tax Band: E

**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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