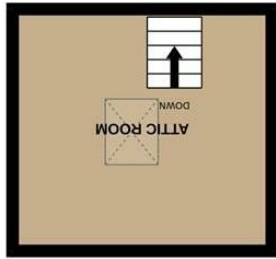
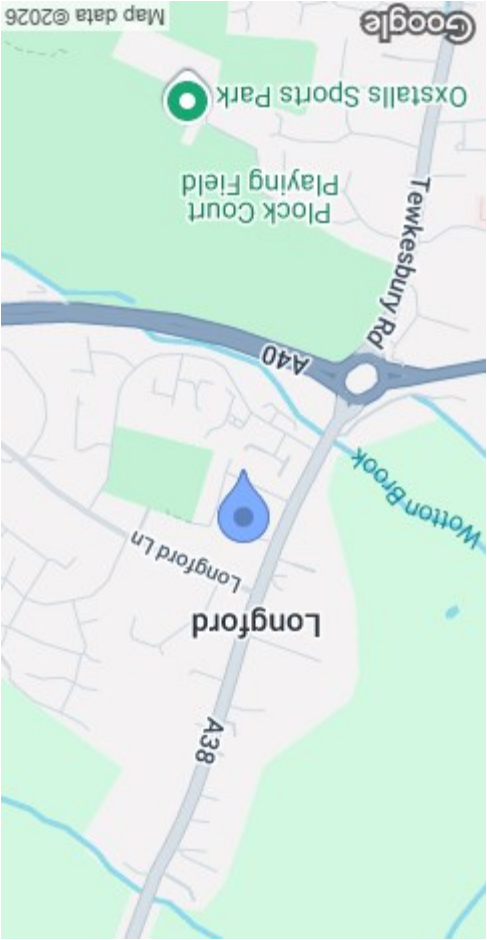




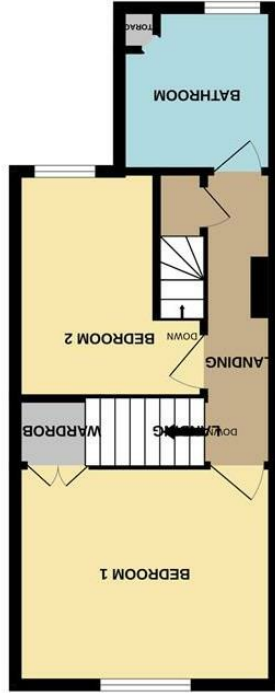
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2025

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>B</td><td>48-55 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>C</td><td>56-63 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>D</td><td>64-77 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>E</td><td>78-92 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>F</td><td>93-120 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> <tr><td>G</td><td>121-150 kWh/m<sup>2</sup> per year (CO<sub>2</sub> eq)</td></tr> </table>	A	39-47 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	B	48-55 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	C	56-63 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	D	64-77 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	E	78-92 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	F	93-120 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	G	121-150 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)	<table border="1"> <tr><td>A</td><td>1-10 g/kWh</td></tr> <tr><td>B</td><td>11-15 g/kWh</td></tr> <tr><td>C</td><td>16-20 g/kWh</td></tr> <tr><td>D</td><td>21-25 g/kWh</td></tr> <tr><td>E</td><td>26-30 g/kWh</td></tr> <tr><td>F</td><td>31-35 g/kWh</td></tr> <tr><td>G</td><td>36-40 g/kWh</td></tr> </table>	A	1-10 g/kWh	B	11-15 g/kWh	C	16-20 g/kWh	D	21-25 g/kWh	E	26-30 g/kWh	F	31-35 g/kWh	G	36-40 g/kWh
A	39-47 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
B	48-55 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
C	56-63 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
D	64-77 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
E	78-92 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
F	93-120 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
G	121-150 kWh/m <sup>2</sup> per year (CO <sub>2</sub> eq)																												
A	1-10 g/kWh																												
B	11-15 g/kWh																												
C	16-20 g/kWh																												
D	21-25 g/kWh																												
E	26-30 g/kWh																												
F	31-35 g/kWh																												
G	36-40 g/kWh																												



2ND FLOOR



1ST FLOOR



GROUND FLOOR



20 Victoria Road  
 Longford, Gloucester GL2 9EQ



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

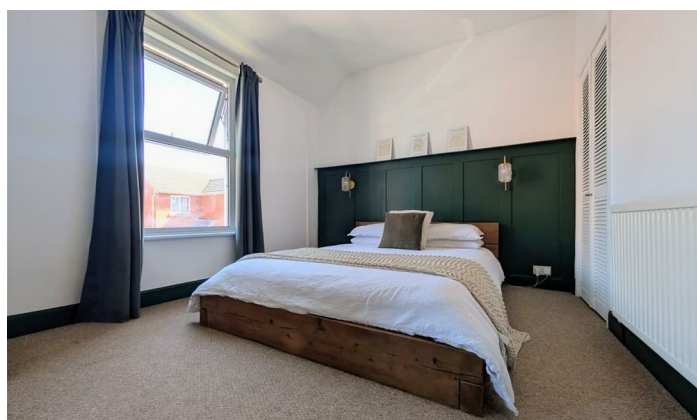
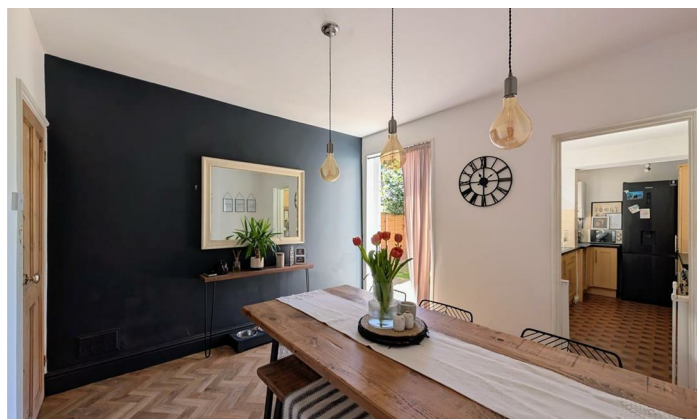
## Offers Over £232,500

Desirable two bedroom, two reception semi detached Victorian house with an attic room, an open fireplace, gas fired central heating, upvc double glazing and a pleasant enclosed rear garden.

Accommodation comprises entrance hallway, lounge with an open fireplace, dining room with a door onto the garden, 13ft fitted kitchen, bedroom one with a fitted wardrobe, bedroom two, bathroom with a white suite and the attic room.

Outside you have a block paved side garden that leads via a wooden built gate into the pleasant enclosed rear garden with a lawn and a storage shed.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Upvc double glazed side entrance door with leaded lights leads into:

### ENTRANCE HALLWAY

Karndeian herringbone flooring, stairs leading off.

### LOUNGE

12' x 10' max (3.66m x 3.05m max)

Open fireplace with a stone surround, karndeian herringbone flooring, tv point, double radiator, telephone point, upvc double glazed window front elevation.

### DINING ROOM

11'9 x 10'6 max (3.58m x 3.20m max)

Karndeian herringbone flooring, double radiator, understairs storage cupboard, upvc double glazed door to rear elevation onto the patio.

### KITCHEN

13'5 x 7'3 max (4.09m x 2.21m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, space for fridge/freezer, plumbing for automatic washing machine, electric cooker point, extractor hood, wall mounted gas fired combination boiler, three upvc double glazed windows to side elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Former open fireplace with an ornate surround, stairs leading off.

### BEDROOM 1

11'8 x 10' max (3.56m x 3.05m max)

Built in wardrobe, bedside lights, single radiator, upvc double glazed window to front elevation.

### BEDROOM 2

10'6 x 8'2 max (3.20m x 2.49m max)

Single radiator, storage recess, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

### BATHROOM

7'6 x 7'3 max (2.29m x 2.21m max)

White suite comprising corner bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, exposed floorboards, recess with slatted shelving and a single radiator, upvc double glazed window to rear elevation.

From the landing stairs lead to the:

### ATTIC ROOM

12' x 11'4 max (3.66m x 3.45m max)

Velux roof light, downlighters.

### OUTSIDE

To the side of the property there is a paved garden area which leads via wooden built gates to the rear where there is a lawn, storage shed and a patio surrounded by fencing.

### SERVICES

Mains water, electricity, gas and drainage.

### LOCAL AUTHORITY

Council Tax Band: B  
Tewkesbury Borough Council, Council Offices, Gloucester Road,  
Tewkesbury, Gloucestershire. GL20 5TT.

### WATER RATES

To be advised.

### MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Kingsholm Rugby ground proceed out of Gloucester along Kingsholm Road and at first roundabout proceed straight over then at the second roundabout proceed straight across again onto the A38 then take the second right onto Victoria Road where the property can be found on the right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).