



Longlevens

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Longlevens

Cheltenham Road, Gloucester, GL2 0JJ

£575,000 Freehold

**A brand new, 4 bedroom, detached family house with a double garage, situated close to excellent schools and road links.**

NO ONWARD CHAIN • reception hall • 8.34 x 4.33m living/dining room • kitchen • cloakroom • 4 double bedrooms • 3 luxury bath/shower rooms • detached double garage • underfloor heating (ground floor) • landscaped garden • parking & turning for several cars • gas central heating • double glazing

## Description

An impressive detached property, built by reputable local builders with space and light in mind. The accommodation includes a reception hall, an 8.34 x 4.33m living/dining room with retractable bi-folding doors opening out to the rear, a kitchen with quartz worktops, a range of quality integrated appliances and door to the garden. Also on the ground floor is a downstairs cloakroom, and a double bedroom with en suite shower room which is ideal for a dependant relative or teenagers. Upstairs, there are 3 good size double bedrooms, and 2 further luxury bath/shower rooms (the master with en suite, built-in wardrobes and dressing area). Outside, there is a paved driveway leading to a detached double garage with electric up and over door. At the rear, there is an enclosed landscaped garden with lawn and seating area. The property further benefits from double glazing, gas central heating, and a 6 year New Home Architects Certificate. Council Tax Band - TBC.

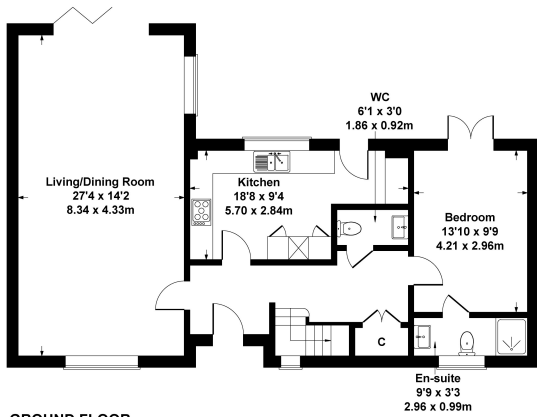
AGENTS NOTE - the turf in the garden photo is superimposed.



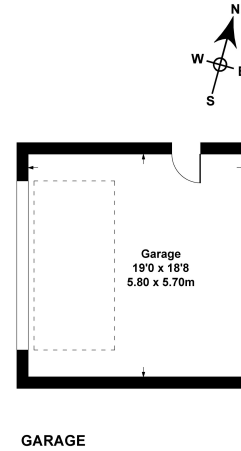
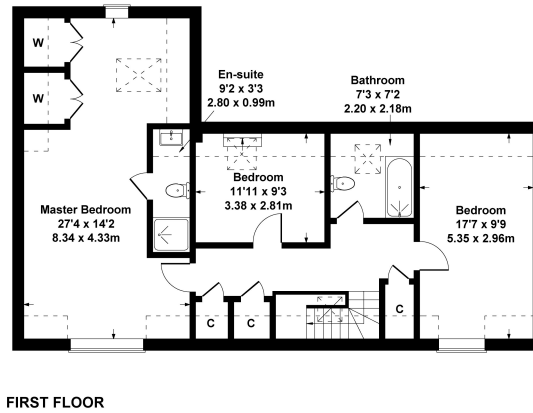


### **Situation**

Conveniently situated close to major road links to Cheltenham, Gloucester and Tewkesbury. Junctions 11 & 11a of the M5 north and southbound are only a few miles away. Excellent schooling can be found in both Cheltenham and Gloucester with a wide selection of state, grammar and private schools to choose from.

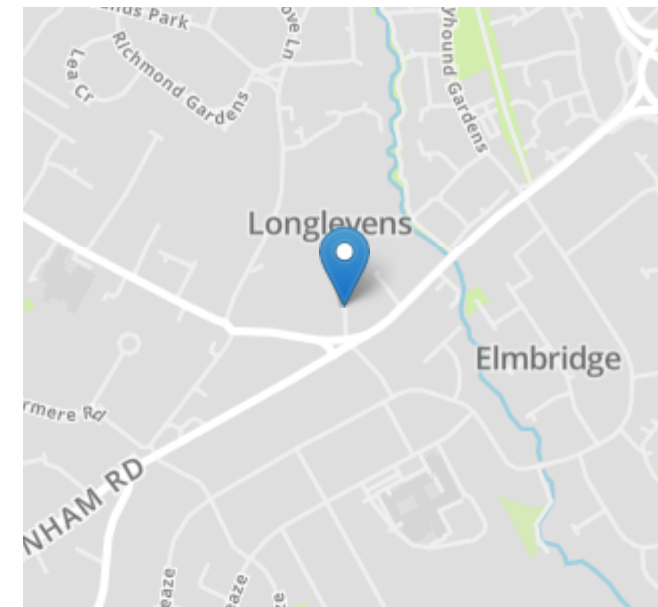


**161A Cheltenham Road**  
Approximate Gross Internal Area  
2164 sq ft - 201 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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