



Longlevens

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ESTATE AGENTS

Longlevens

Cheltenham Road, Gloucester, GL2 0JJ

£525,000 Freehold

An extensively upgraded, 4 bedroom, semi detached house situated in this highly sought after location close to excellent schools and road links.

NO ONWARD CHAIN • reception hall • living room • magnificent kitchen/dining room • family room • utility area • cloakroom • underfloor heating (ground floor) • 4 bedrooms • 2 luxury bath/shower rooms • gas central heating • double glazing • landscaped garden • parking for several cars

Description

An attractive period property which has been extended and remodelled creating spacious and stylish family living space. The ground floor accommodation includes a reception hall, bay fronted living room, a magnificent kitchen/dining area with quartz work tops, integrated appliances and fully retractable bi-folding doors opening out to the rear garden, a utility area, downstairs cloakroom, and a family room. Upstairs, there are 4 bedrooms, and 2 luxury bath/shower rooms (the master bedroom with en suite shower room). Outside, there is a paved driveway providing parking and turning for several cars, and a landscaped rear garden with secure gated pedestrian side access. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Gloucester City Council - Tax Band D

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



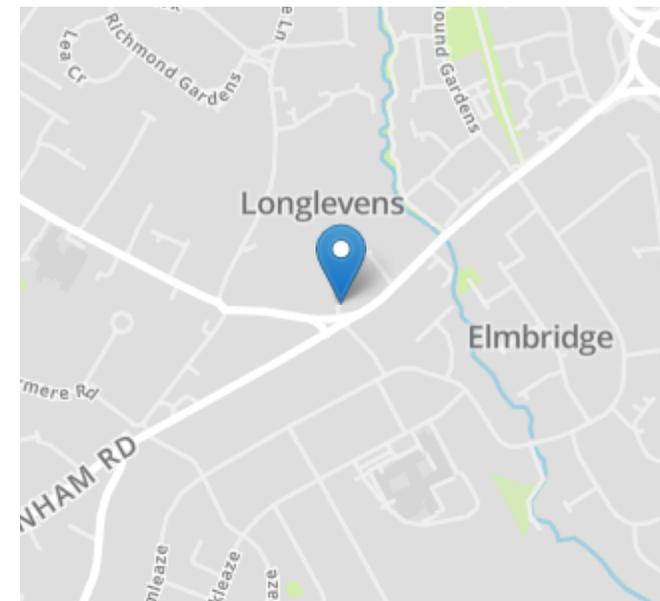
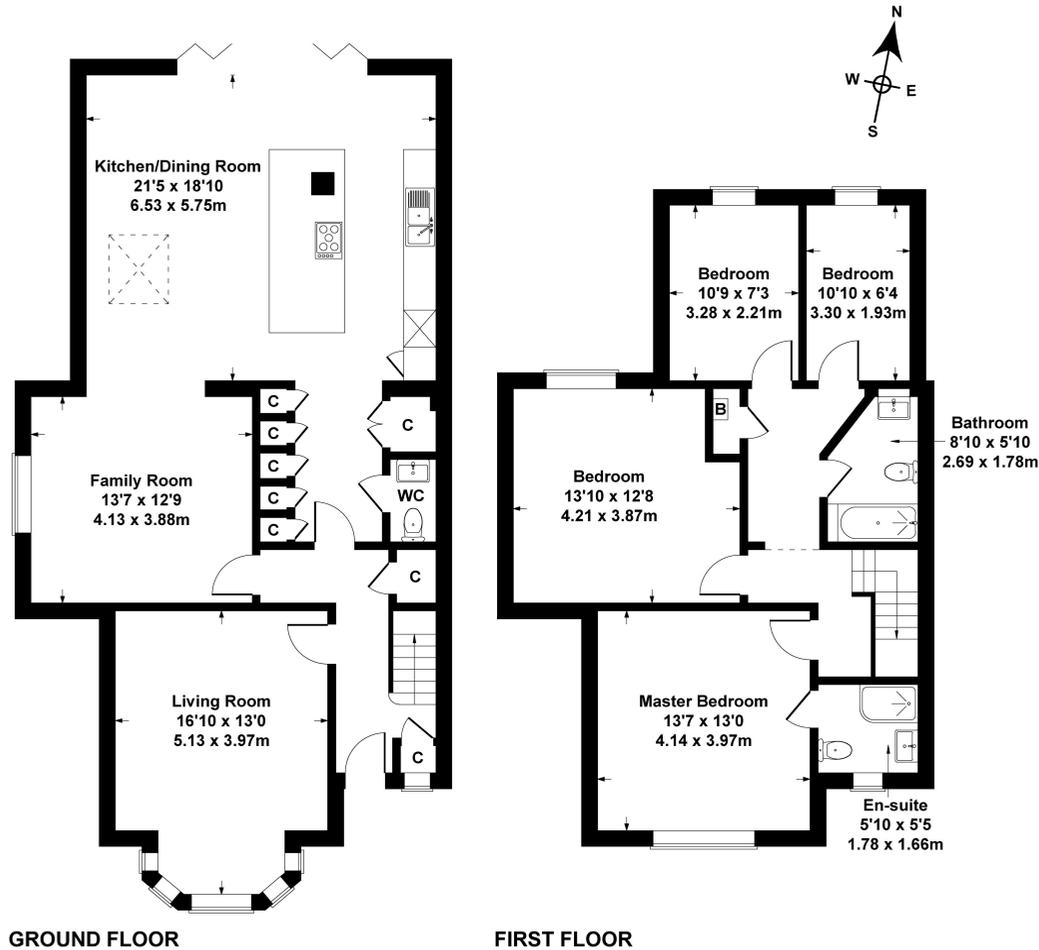


Situation

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.

161 Cheltenham Road

Approximate Gross Internal Area
1776 sq ft - 165 sq m



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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.

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