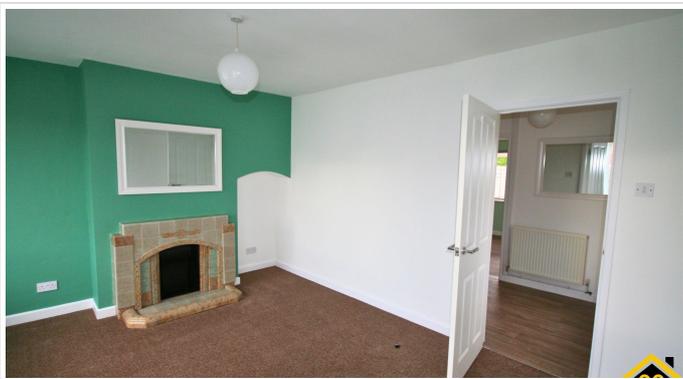


3 Bed Semi-Detached In Park Avenue , Longlevens, Gloucester, GL2 0EQ

£295,000





SHORT DESCRIPTION

Property Ref: 15895 This well presented three bedroom semi detached home is offered with no chain. It has recently been redecorated to a high standard and has new flooring throughout. An opportunity to acquire a home in a sought after area with scope to add value if desired. Situated in a quiet location with off road parking for several vehicles, gas central heating and upvc double glazing. Conveniently located for access to the M5, Gloucester, Cheltenham and Tewkesbury. Within walking distance for Longlevens Infants, Junior and Nursery schools plus shops, food outlets, pubs, chemist, library and vets. The property comprises of a spacious entrance hall, living room, kitchen-diner, three bedrooms, bathroom with a separate toilet. Hall: 3.4m x 1.9m (11ft 4 x 6ft 4) Upvc front door with obscured glass panel to the side. Access to living room, kitchen-diner, stairs, under stairs cupboard, coat hooks, radiator. Living Room: 4.4m x 3.7m into bay (14ft 8x 12ft 4) Two windows to the front fitted with blinds & curtain poles, original fireplace, radiator. Kitchen-Diner: 3.2m x 4.3m (10ft 8 x 14ft 4) Windows to the rear & side fitted with blinds, door to rear garden, radiator. Stairs to the landing with window to the side fitted with blind. Bedroom1: 3.7m x 2.5m (12ft 4 into bay x 8ft 4) Window to the front fitted with blind & curtain pole, radiator. Bedroom2: 3.1m x 2.6m (10ft 4x 8ft 8) Window to the rear fitted with blind & curtain pole, radiator. Bedroom3: 3.0m x 1.8m (10ft x 6ft) Window to the front fitted with blind & curtain pole, radiator. Bathroom: 2.3m x 1.6m (7ft 8 x 5ft 4) Window to the side fitted with blind, bath with shower over & glass screen, extractor fan, basin, wall cabinet, radiator, towel rail, cupboard housing central heating boiler. Toilet: 1.6m x 0.7m (5ft 4 x 2ft 4) Window to the side fitted with blind, low level toilet and basin. The front garden is laid to lawn with a long drive for off road parking. The enclosed rear garden is 15m x 7.8m (50ft x 26ft) with a covered patio area. The lawn is bounded by secure fencing on two side and an established hedge at the end backing onto allotments. There is a large shed with power points and fitted with an alarm system. Access can be gained via the side gate. The house has been well maintained. The central heating boiler has been serviced annually, recent service was on 04.11.25. It also passed an EICR inspection on 27.10.25. Property Type: Semi-detached Full selling price: £295000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 807.293 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway, Private Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

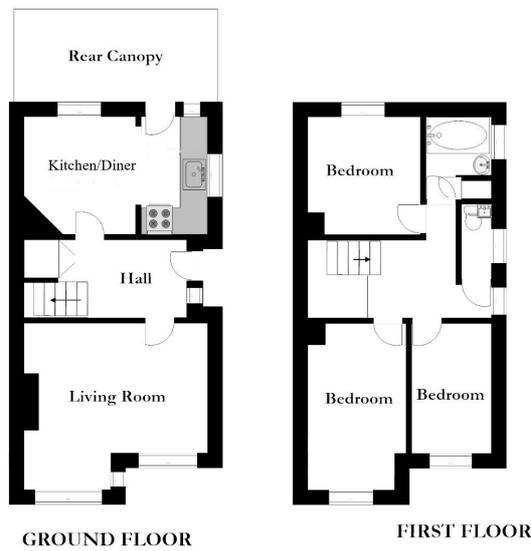
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Park Avenue
 Longlevens
 Gloucester
 GL2

For information and illustrative purposes only. Not to scale.
 The position of doors, windows, appliances
 and other features are approximate only.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

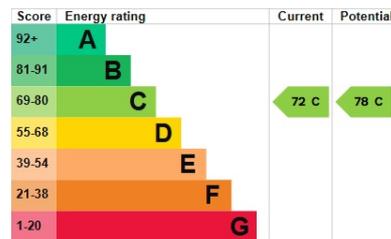
Property type	Semi-detached house
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
 - the average energy score is 60

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