



70 Church Road

Longlevens, Gloucester, GL2 0AA

£425,000



We are excited to present a unique investment opportunity or family home which is located on the ever-popular Church Road in Longlevens. This opportunity includes a charming three-bedroom, Victorian end-of-terrace house located on a fantastic plot.

The existing home has been meticulously maintained by its current owners and showcases delightful character features such as feature fireplaces and parquet flooring. An extension to the property has added a spacious kitchen/dining/living area, complemented by a utility room and an additional downstairs room. The upstairs layout includes three bedrooms, a shower room, and a separate WC, all designed with comfort and practicality in mind.

Outside, the property boasts a well-kept garden mainly laid to lawn, adorned with mature trees, shrubs, and vibrant flower beds. The property is accessed via gates that lead from a tarmac driveway at the front to the garden area at the back. Additional storage and workspace are provided by sheds and garages located in the garden.



Entrance Porch 4'10 x 3'11 (1.47m x 1.19m)

Approached via Upvc double glazed front door, Upvc double glazed windows to both sides, door through too:

Entrance Hallway 15'0 x 5'10 (4.57m x 1.78m)

Original tiled flooring, radiator, power points, stairs leading to first floor, doors to both lounge & kitchen/diner.

Lounge 14'8 x 11'8 (4.47m x 3.56m)

Upvc double glazed windows to front, parquet flooring, radiator, power points, television point, feature fire place.

Kitchen/Diner 17'2 x 7'2 (5.23m x 2.18m)

Upvc double glazed french doors to rear, Two Upvc double glazed windows to side, two velux window, eye & base level units with roll edge work tops, cooker point, space for appliances, sink/drain, power points, opening too:

Family Area 11'9 x 10'10 (3.58m x 3.30m)

Upvc double glazed windows to rear, television point, radiator, power point.

Utility Room 8'0 x 6'8 (2.44m x 2.03m)

Upvc double glazed window & door to side, base level units with roll edge work tops, sink/drain, radiator, plumbing for washing machine.

Cloakroom 6'1 x 2'9 (1.85m x 0.84m)

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin,

First Floor Landing 11'6 x 9'4 (3.51m x 2.84m)

Upvc double glazed windows to side, access to loft via hatch, doors to all rooms.

Bedroom 1 11'7 x 9'6 (3.53m x 2.90m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2 11'10 x 10'10 (3.61m x 3.30m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 10'0 x 5'10 (3.05m x 1.78m)

Upvc double glazed windows to front, radiator, power points.

Shower Room 8'2 x 4'10 (2.49m x 1.47m)

Upvc frosted double glazed windows to side, walk in shower cubicle, pedestal wash hand basin, heated towel rail, partly tiled walls.

Cloakroom 6'2 x 2'8 (1.88m x 0.81m)

Upvc frosted double glazed window to side, low level wc.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access. flower & shrub borders.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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