



## 204 Cheltenham Road

Longlevens, Gloucester, GL2 0JW

**£375,000**



We are delighted to bring to the market this much-loved and rarely available two-bedroom bungalow, located on the desirable Cheltenham Road in the heart of Longlevens.

Built in the 1920s, this charming & unique home has been cherished by the same family for over 20 years and now presents a fantastic opportunity for the next owner to make it their own. Offering generous and versatile living space throughout, the bungalow blends classic character with excellent potential.

Homes like this don't come along often—early viewing is strongly advised to appreciate the size, potential, and location of this true Longlevens gem.





### Entrance Porch

Accessed via Upvc double glazed front door, door through too:

### Entrance Hallway

Accessed via a door from the porch, featuring a radiator, power points, and a useful storage cupboard. Doors lead to both reception rooms, the kitchen, and the bathroom, offering a natural flow throughout the home.

### Kitchen

Fitted with a range of eye-level and base units complemented by roll-edge worktops and a stainless steel sink with drainer, the kitchen is both functional and well-presented. Features include uPVC double-glazed windows to the side, a Neff electric oven with separate induction hob and extractor hood, and a built-in Bosch fridge.

The space is finished with tiled flooring, partly tiled walls, ample power points, and houses the wall-mounted conventional boiler. An opening leads through to the rear lobby and utility area, offering added convenience.

### Rear Lobby & Utility

Upvc double glazed door to rear & window to side, plumbing for washing machine, tiled flooring, door leading to rear garden.

### Lounge

A bright and welcoming space featuring uPVC double-glazed sliding doors to the rear, offering lovely views over the garden and allowing for plenty of natural light. Additional features include a television point, radiator, power points, and a charming picture rail, electric awning to rear above the double glazed sliding door. A door provides direct access to Bedroom 1.

### Dining Room

A characterful and cosy space featuring a uPVC double-glazed bay window to the front, allowing for an abundance of natural light. The room also benefits from a electric feature fireplace, radiator, power points, and a picture rail. A door leads directly to Bedroom 2.

### Bedroom 1

A spacious and light-filled double bedroom with uPVC double-glazed windows to the rear, offering pleasant views of the garden. Additional features include a radiator, power points, built-in wardrobes for ample storage, and a charming picture rail that adds to the room's character.

### Bedroom 2

A well-proportioned double bedroom featuring uPVC double-glazed windows to the front, allowing in plenty of natural light. The room includes a radiator, power points, built-in wardrobes for convenient storage, and a classic picture rail, maintaining the home's period charm.

### Bathroom

Featuring uPVC frosted double-glazed windows to the front for privacy, this bathroom is equipped with a modern walk-in shower enclosure, low-level WC, and pedestal wash hand basin. The walls and floor are fully tiled, creating a clean and stylish finish. Additional features include a radiator and a wall-mounted mirror.

### Rear Garden

Enjoying a desirable south-easterly aspect, the garden is a true highlight of the home—mature, private, and beautifully maintained. The outdoor space features a combination of paved seating areas and lawns, ideal for relaxing or entertaining. A selection of established trees and well-stocked shrub borders provide colour and privacy, while a charming water feature adds a tranquil touch. The garden also offers direct access to the garage and a separate workshop, making it as practical as it is picturesque.

### Garage & Workshop

Accessed via wooden double doors to the front, the garage benefits from power and lighting, providing a practical space for parking or storage. The adjoining work shop offers versatile use for DIY projects or additional storage needs.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D



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		
	51	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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