



## 6 Park Avenue

Longlevens, Gloucester, GL2 0DZ

**Offers in excess of £495,000**



We are delighted to offer to the market this beautifully presented and much-loved semi-detached family home, ideally located in the heart of Longlevens.

Having been significantly extended with a double-storey addition, the property now offers versatile and spacious accommodation, perfectly suited to modern family living. The standout feature is the open-plan living space, ideal for both everyday life and entertaining.

Externally, the home benefits from a well-maintained rear garden, providing a fantastic outdoor space to enjoy.



### Entrance Hallway

Accessed via Upvc double glazed front door, Upvc double glazed window to front, laminate flooring, power points, stairs leading to the first floor with under stairs storage space, radiator. Doors to kitchen & lounge/diner.

### Lounge/Diner

Upvc double glazed box bay window to front, television point, two radiators, power points, laminate wood flooring, log burner.

### Kitchen

Modern fitted kitchen with eye & base level units with roll edge work tops. electric oven with separate gas hob & hood, built in appliances, space for fridge/freezer, breakfast bar, sink/drain, power points, laminate flooring, recessed down lights, power points, two radiators.

### Family Room

Upvc double glazed windows to rear & Upvc double glazed bi fold doors to rear, two sky lights, television point, recessed down lights, laminate wood flooring.

### Utility Room

Base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, velux window, radiator, storage cupboard, door to shower room & play room/ bedroom 5.

### Ground Floor Shower Room

Modern white suite comprising of shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, extractor fan.

### Play Room/Bedroom 5

Velux window, laminate flooring, power points. Door to small garage storage.

### First Floor Landing

Laminate flooring, doors leading to all rooms.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, recessed down lights, built in wardrobes. Door to:

### En-Suite

Upvc double glazed frosted window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, extractor fan.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, laminate flooring, recessed down lights.

### Bedroom 3

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

### Bedroom 4

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

### Family Bathroom

Velux window, freestanding bath, low level wc & pedestal wash hand basin, radiator, laminate flooring, storage cupboard.

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, shed, cold water tap. Behind the gate is a further two sheds & greenhouse.

### Garage/ Small Storage Area

Measuring 4ft 11 inches.

### Tenure

Freehold.

### Services

Mains water, drainage, gas & electricity.

### Local Authority

Gloucester City Council- Band C

### 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		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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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