



68 Church Road

Longlevens, Gloucester, GL2 0AA

£365,000



We are delighted to welcome to the open market this beautifully presented three-bedroom period home, located in the heart of the ever-popular Longlevens area. Bursting with charm and character, this much-loved offers an array of both original character features and modern, stylish finishes throughout, the home strikes a perfect balance between timeless appeal and contemporary comfort.

The living accommodation comprises of: Entrance hallway, cloakroom, two reception rooms, open plan kitchen/family room & utility. Upstairs are three bedrooms & bathroom. Outside to the rear we have an enclosed & private garden with driveway directly to front.



Entrance Porch

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

Hallway

Radiator, stairs leading to first floor, doors to both reception rooms.

Lounge

Upvc double glazed box bay window to front, television point, open feature fire place, coving, radiator, power points.

Dining Room

Double glazed bi fold doors to rear, radiator, power points, feature fire place, under stairs storage cupboard.

Open Plan Kitchen/ Living Area

Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, integrated fridge/freezer & dishwasher, tiled flooring, partly tiled walls, power points, archway to:

Utility

Upvc double glazed window to rear & Upvc double glazed door to side, base level units with roll edge work tops, plumbing space for washing machine & tumble dryer, tiled flooring, door to:

Cloakroom

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

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, recessed down lights, partly tiled walls, cupboard housing combination boiler.

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, two sheds, flower & shrub borders.

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			
		69	76
England & Wales		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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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