



## 37 Riversley Road

Longlevens, Gloucester, GL2 0QU

**£500,000**



We are delighted to welcome to the market this exceptional, versatile, and beautifully spacious semi-detached home, situated on the sought-after Riversley Road in Longlevens. This property offers a perfect blend of 1930s charm with modern living, making it ideal for families searching for their forever home.

In terms of internal accommodation, on the ground floor we have: Entrance hallway, cloakroom, lounge, family area/dining room, kitchen & utility. Upstairs are four double bedrooms, en-suite & family bathroom. Outside is a private & generous size garden with ample parking to front.



**Entrance Hallway**

Approached via Upvc double glazed front door, Upvc double glazed window to side, radiator, stairs leading to first floor with under stairs storage, power points, telephone point, doors through to kitchen, lounge & dining/family room.

**Cloakroom**

Upvc frosted double glazed window to side, low level wc & vanity wash hand basin, radiator, partly tiled walls, towel rail.

**Lounge**

Upvc double glazed bay window to front, television point, radiator, power points, double doors through to:

**Open Plan Diner/ Family Room**

Upvc double glazed french doors to rear, radiator, power points, opening through to:

**Kitchen**

Upvc double glazed windows to rear, eye & base level units with wood effect work tops, sink/drainers, cooker point, space for appliances, built in dishwasher, breakfast bar with storage space, recessed down lights, radiator, power points, door to rear hallway which leads to the garden. Door also to:

**Utility**

Upvc double glazed windows to front, base level units with wood effect work tops, plumbing & space for washing machine & tumble dryer, radiator, power points.

**First Floor Landing**

Upvc double glazed window to side, access to loft via hatch, power point, doors to all rooms.

**Bedroom 1**

Upvc double glazed windows to rear, radiator, power points, recessed down lights, door to:

**En-Suite**

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

**Bedroom 2**

Upvc double glazed bay window to front, radiator, power points.

**Bedroom 3**

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

**Bedroom 4**

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

**Family Bathroom**

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan.

**Rear Garden**

An enclosed garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

**To Front**

Private driveway with electric car charger.

**Tenure**

Freehold.

**Services**

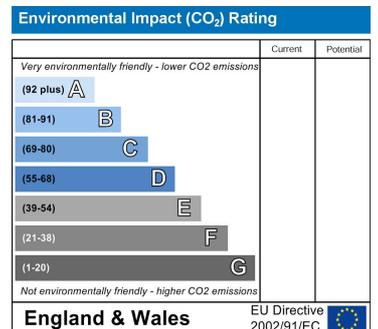
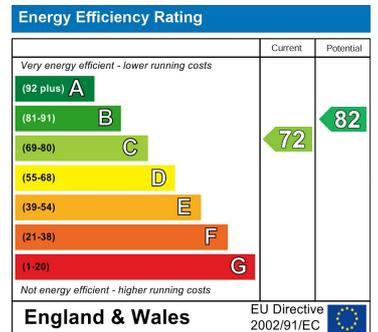
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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