



268 Cheltenham Road

Longlevens, Gloucester, GL2 0JN

Offers in excess of £300,000



We are delighted to present this exciting project property to the market for the first time in 60 years. Located on one of Gloucester's most desirable roads, this extended three-bedroom family home offers the chance to create something truly special.

While the house requires full updating, it provides the perfect blank canvas for those looking to put their own stamp on a property. With a generous garden, plenty of space to work with, and no onward chain, this home has the potential to deliver significant long-term value once modernised.



Entrance Porch

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

Entrance Hallway

Stairs leading to first floor with under stairs storage, storage heater, power points, doors to both reception rooms & kitchen.

Lounge

Upvc double glazed windows to front, power points, television point.

Dining Room

Upvc double glazed french doors to rear, storage heater, power points.

Kitchen

Upvc double glazed windows to side, base level units with roll edge work tops, sink/drain, cooker point, space for all appliances, partly tiled walls, storage heater.

Rear Lobby

Door to rear, doors to outside toilet, storage cupboard & large lean to.

W.C

W.c

Lean To

Windows to rear, glass roof.

First Floor Landing

Upvc double glazed window to side, loft hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, storage heater, power points.

Bedroom 2

Upvc double glazed windows to rear, storage heater, power points.

Bedroom 3

Upvc double glazed windows to rear, power point, built in wardrobes.

Bathroom

Upvc frosted double glazed windows to side, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, storage heater.

Rear Garden

A generous sized garden which is partly paved, mainly laid to lawn, gated side access.

Garage

Storage.

Tenure

Freehold.

Services

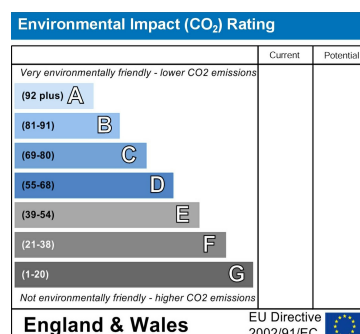
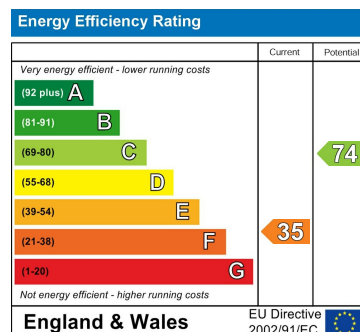
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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.

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

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