



## 49 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AN

**Offers in excess of £600,000**



We are delighted to welcome new to the open market this wonderfully presented detached family home, situated in a highly desirable location in Longlevens.

Cleverly extended by the current owners to maximise living space across both floors, the property offers generous and versatile accommodation with a charming blend of character features and modern finishes throughout — perfect for contemporary family living.

Externally, the home benefits from a generous rear garden, ideal for entertaining and family use, while to the front there is a resin bonded driveway providing ample off-road parking.



### Entrance Hallway

Accessed via double glazed front door, radiator, stairs leading to first floor with under stairs storage space, doors to both reception rooms & open plan kitchen/diner.

### Lounge

Upvc double glazed box bay window to front with fitted shutter blinds, television point, radiator, original floorboards.

### Sitting Room

Upvc double glazed box bay window to front with fitted shutter blinds, radiator, power points, fuse box, original floorboards, sliding door through to the open plan kitchen/diner.

### Open Plan Kitchen/Diner

Upvc double glazed windows & door to rear, eye & base level units with wooden work tops, sink/drain, cooker point, built in dishwasher & microwave, tiled flooring, recessed down lights, exposed brickwork, radiator, log burner. Door to:

### Utility Room

Upvc double glazed windows to rear, base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, tiled flooring, radiator, recessed down lights.

### Cloakroom

Low level wc & pedestal wash hand basin, partly tiled walls, exposed brickwork, tiled flooring.

### First Floor Landing

Upvc double glazed window to front, access to loft via hatch, original floor boards, doors to all rooms.

### Bedroom 1

Two Upvc double glazed windows to rear & Upvc double glazed window to front all fitted with shutter blinds, two radiators, original floor boards, power points. Door to:

### En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, radiator, towel rail, recessed down lights, extractor fan.

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

Upvc double glazed windows to rear with fitted shutter blinds, radiator, power points. original flooring.

### Bathroom

Upvc frosted double glazed windows to rear, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator, original floor boards.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated rear access.

### Garage

Electric up & over door, Upvc double glazed door to rear, wall mounted combination boiler.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### 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.



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