



8 Church Road

Longlevens, Gloucester, GL2 0AQ

Offers in excess of £350,000



We are delighted to bring to the open market, for the first time in over 30 years, this much-loved and deceptively spacious semi-detached home. Situated in the ever-popular Longlevens, this characterful 1930s property is the ideal choice for families looking to settle in a well-connected and friendly neighbourhood.

This is a rare opportunity to secure a home of this size and character in such a desirable location. With plenty of space inside and out, it's perfectly suited for growing families ready to make it their forever home.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, original flooring, stairs to first floor, doors to both reception rooms.

Lounge

Upvc double glazed bay window to front, radiator, power points, laminate flooring, television point.

Dining Room

Upvc double glazed windows to rear, radiator, power points, laminate flooring, cupboard housing combination boiler.

Kitchen

Two Upvc double glazed windows to side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, space for appliances, partly tiled walls, radiator, under stairs storage cupboard, door to utility.

Utility

Upvc frosted double glazed window to rear, space for appliances.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc double glazed frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(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 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	

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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