



74b Church Road

Longlevens, Gloucester, GL2 0AA

£425,000



We are delighted to welcome to the market this chain-free and exciting opportunity to acquire a much-loved, highly versatile, and spacious detached bungalow, ideally tucked away on Church Road in Longlevens.

Set on a substantial plot, the property offers excellent scope for further development or extension (subject to the necessary planning permissions), making it an ideal purchase for families, developers, or those seeking a long-term project.

The accommodation is both flexible and well-proportioned, providing four bedrooms alongside generous living space suited to a variety of lifestyles.

Externally, the property truly stands out, benefiting from a large plot and three garages, offering ample parking, storage, or workshop potential.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, access to loft via hatch, built in storage cupboards, power points, doors leading to all rooms.

Lounge

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

Open Plan Kitchen/Diner

Double glazed windows to front & side, double glazed sliding doors to side & single door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, power points, partly tiled walls, two radiators, door to:

Utility Room

Double glazed windows to rear, base level units with roll edge work tops, sink/drain, wall mounted combination boiler, power points.

Bedroom 1

Double glazed windows to rear, radiator, power points, built in wardrobes. Door to:

En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, radiator, tiled walls.

Bedroom 2

Double glazed windows to side, radiator, power points.

Bedroom 3

Double glazed windows to side, radiator, power points.

Bedroom 4

Double glazed windows to rear, radiator, power points.

Bathroom

Double glazed frosted window to side, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Outside

To the rear & side we have a large area laid to lawn, with ample parking for multiple vehicles.

Double Garage

Up & over doors with power, lighting & ladder to upstairs storage.

Single Garage

Up & over door.

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.



| 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 | | | |
| 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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