



70 Wellsprings Road , Gloucester, GL2 0NJ

Offers in excess of £375,000



We are delighted to welcome to the market this much-loved detached family home, offering a fantastic opportunity for growing families looking to settle in the ever-popular area of Longlevens.

The property benefits from generous proportions throughout, along with a large rear garden, garage, and the added advantage of no onward chain. While some updating is required in places, the home offers a solid and spacious layout, providing excellent potential to create a wonderful long-term family residence.



Entrance Hallway

Approached via Upvc double glazed front door, obscure frosted window to side, stairs leading to first floor with under stairs storage space, radiator, doors to lounge, dining room & kitchen.

Lounge

Upvc double glazed bay window to front, television point, power points, gas feature fire place, opening too:

Dining Room

Sliding doors leading to conservatory, radiator, power points.

Conservatory

Upvc double glazed sliding doors to rear, glass roof, Upvc double glazed windows throughout, power points, under floor heating.

Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, radiator, tiled flooring, power points, pantry.

Rear Lobby

Door leading to garden, Upvc double glazed window to rear, door to:

Cloakroom

Upvc double glazed frosted double glazed window to rear, low level wc.

First Floor Landing

Double glazed frosted window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, gated side access.

Garage

Up & over door.

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.



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

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

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