



1A Paygrove Lane

Longlevens, Gloucester, GL2 0AZ

Offers in excess of £425,000



We are pleased to present this spacious three bedroom detached family home, ideally situated within close proximity to local schools and amenities. Offering generous living space throughout, this property is perfectly suited to growing families. Key features include three double bedrooms, two reception rooms, and a spacious 23'8" Upvc double glazed conservatory, providing excellent additional living space. Further benefits include Upvc double glazing, gas central heating, a garage, and off-road parking for three vehicles.

Outside, the property boasts a large, private rear garden, enhancing its appeal and making it an excellent choice for families seeking outdoor space in a highly sought-after location.



Entrance Porch

Approached via a Upvc double glazed front door with a Upvc double glazed window to the side.

Entrance Hallway

Accessed via the front door, featuring parquet flooring, stairs rising to the first floor with a useful under-stairs storage cupboard, double radiator, and power points.

Cloakroom

Upvc frosted double glazed window to the side, low-level WC and pedestal wash hand basin, with heated towel rail.

Lounge

Upvc double glazed windows to the front, double doors leading to the conservatory, radiator, power points, television point, and laminate flooring.

Kitchen

Two Upvc double glazed windows to the rear and a Upvc double glazed door to the rear, fitted with eye and base level units with roll edge worktops, sink and drainer, electric double oven with separate induction hob and hood, space for further appliances, partly tiled walls, radiator, and power points.

Dining Room

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

Conservatory

Upvc double glazed French doors to the rear and Upvc double glazed door to the side, tiled flooring, radiator, and power points.

First Floor Landing

Upvc double glazed window to the side, access to loft via hatch, radiator, and doors leading to all rooms.

Bedroom 1

Upvc double glazed windows to both the front and rear, radiator, and power points.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed window to the rear, panelled bath with separate shower cubicle, low-level WC, pedestal wash hand basin, and heated towel rail.

Rear Garden

A fantastic-sized garden which is partly paved, mainly laid to lawn, with a selection of flower and shrub borders.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(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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