



## 21 Old Cheltenham Road

Longlevens, Gloucester, GL2 0AS

**£400,000**



This well presented four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for modern family living. Finished to a good standard throughout, the property is perfectly positioned close to local shops and highly regarded schools.

The ground floor features a bright and welcoming lounge/diner, a modern fitted kitchen, and a convenient cloakroom. Upstairs, there are four generously sized bedrooms, including a fantastic size master bedroom with en-suite, along with a contemporary family bathroom.



## Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door to lounge/diner.

## Lounge/Diner

Upvc double glazed bay window to front & Upvc double glazed window to rear & side, television point, two radiators, power points. Door through to:

## Open Plan Kitchen/Family Room

Upvc double glazed windows to side & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, built in fridge/freezer, recessed down lights, radiator, power points, door to:

## Cloakroom

Low level wc & pedestal wash hand basin, towel rail, laminate flooring.

## First Floor Landing

Stairs leading to second floor, doors to bedrooms 1,2,3 & bathroom.

## Bedroom 1

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

## Shower Room

Shower cubicle, pedestal wash hand basin, partly tiled walls.

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

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

## Second Floor Landing

Door too:

## Bedroom 4

Velux window to rear, air conditioning unit, eaves storage.

## Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, raised decking area, gated side access.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band C

## 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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