



5 Garden Way

Longlevens, Gloucester, GL2 9JL

£325,000



We are delighted to welcome new to the open market this well-maintained, spacious, and versatile three bedroom bungalow, ideally located within a popular residential area of Longlevens.

Perfectly suited for buyers looking to downsize, this property offers comfortable, move-in-ready accommodation with the added benefit of a private rear garden. Properties of this type and location are always in high demand, so early viewing is strongly advised.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, access to loft via hatch, cupboard housing combination boiler, doors to all rooms.

Lounge

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

Kitchen

Upvc double glazed windows to side, stable door to side, storage cupboard, eye & base level units with roll edge work tops, sink/drainer, cooker point, built in dishwasher, space for further appliances, partly tiled walls, power points.

Bedroom 1

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

Bedroom 2

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

Bedroom 3/ Dining Room

Upvc double glazed sliding doors to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, shed. Gated side access.

Garage

Up & over door with power & lighting.

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.



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 firms 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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