



31 Coniston Road, Gloucester GL2 0NA
Offers Over £375,000



31 Coniston Road, Gloucester GL2 0NA

- Extended three bedroom semi-detached family home
- Off road parking
- Situated in the highly desirable suburb of Longlevens
- Immaculately presented throughout
- Generously sized, private and enclosed rear garden.
- Within walking distance to local amenities and schools
- Good transport links between Gloucester and Cheltenham
- Open plan kitchen dining room
- EPC D76
- Tax Band B - Gloucester City - £1,741.26 per annum (2025/2026).

Offers Over £375,000

Offered to the market is this deceptively spacious three bedroom family home situated in the highly sought after suburb of Longlevens. Extended, this property boasts versatile living accommodation throughout and benefits from off road parking and a private and enclosed rear garden. Viewing is advised to truly appreciate what this home has to offer.

Hallway

Stepping into the property, the hallway leads to the living room and stairs to the first floor.

Living Room

The living room is a great size and benefits from a character features to include a bay style window to the front aspect, dado rails and character fireplace with stylish surround and hearth.

Study

Versatile space currently utilised as a

study but would also lend itself to a playroom or such like. Window to side aspect. Understairs cupboard.

Kitchen Dining Room

The heart of the home, the kitchen dining room offers a sociable space and benefits from plenty of natural light from both the window and French doors which open onto the outside patio. The kitchen benefits from a generous amount of worktop space alongside a Belfast sink with mixer tap. There is ample storage in a range of floor and eye level units accompanied by integrated appliances to include dishwasher and extractor fan. Further space for fridge freezer and rangemaster cooker.

Utility Room

Additional storage alongside space for tumble dryer and plumbing for washing machine. Combination boiler and door to outside.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com



WC

Stylish WC and wash hand basin.

Landing

Provides access to three bedrooms and the family bathroom. Built in storage.

Master Bedroom

Large double bedroom with window to the front aspect.

Second Bedroom

Window to the rear aspect overlooking the back garden.

Third Bedroom

Window to the rear aspect.

Bathroom

Stylish bathroom suite comprising WC, vanity unit with mixer tap, bath and shower enclosure with tiled surround. Heated towel rail and Velux window.

Outside

To the front, the home benefits from a pebbled driveway providing off road parking. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas ideal for alfresco dining in the summer months. The garden also benefits from a garden shed located at the rear of the lawn.

Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The property is within walking distance to two popular and desirable grammar schools. The city centre itself continues to offer a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B £1,741.26 per annum (2025/2026).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

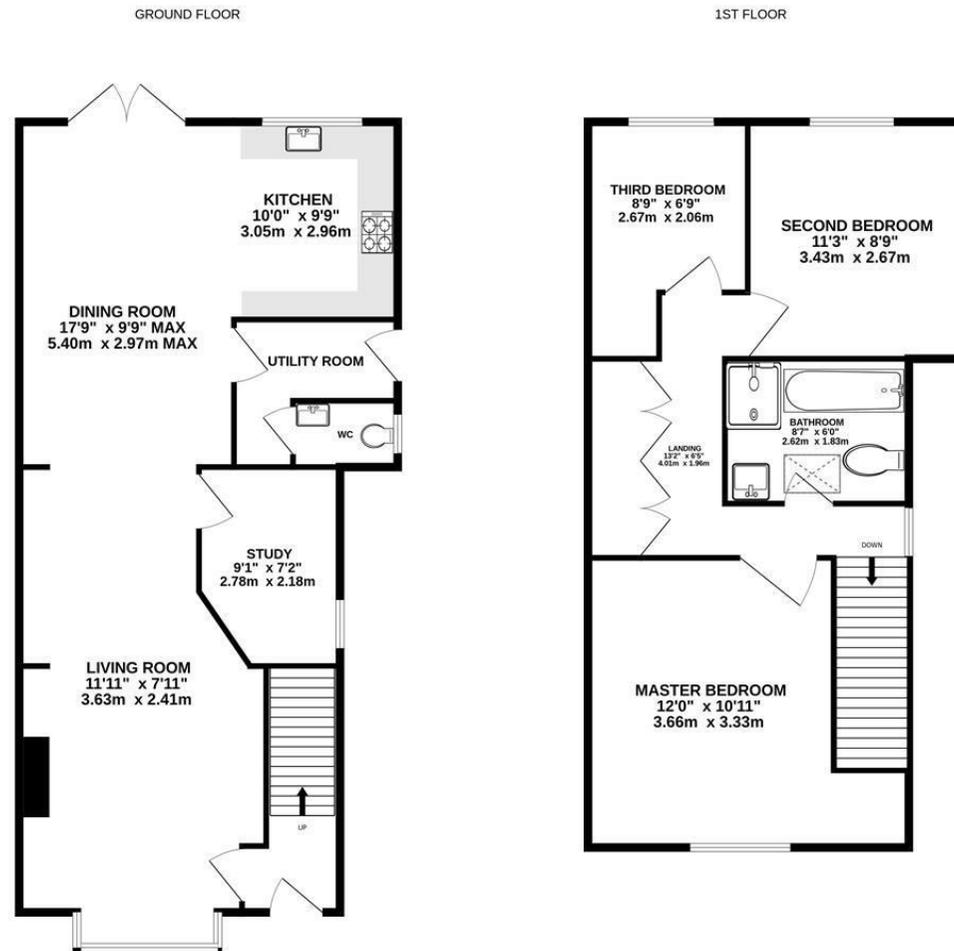
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Ultrafast 1000 Mbps, Highest available download speed.

Mobile phone coverage: EE, Three, Vodafone, O2.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropix ©2020

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL | Tel: 01452 941950 | Email: hucclecote@naylorpowell.com | www.naylorpowell.com

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

