



Manor Park, Longlevens GL2 0HG
£270,000



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• Chain free • Cul de sac location situated in the popular area of Longlevens • Extended Kitchen/Breakfast room • Modern Shower room • Extended Dining room off the Living room • Enclosed rear garden with patio and lawn • Driveway, with car port and detached garage • Double glazing and electric night storage heaters • Gloucester City Council Tax Band C - £1900.50 per annum (2024/25) • EPC rating D58

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£270,000

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Entrance Hall

Access to loft via hatch which has an integrated ladder and light, night storage heater, doors to both Bedrooms, Living room and;

Shower Room

Double glazed obscure window to side elevation, walk in shower cubicle, WC, vanity wash hand basin with mixer tap, vinyl flooring, PVC wall panels, heated towel rail, cupboard.

Bedroom Two

Double glazed window to front elevation, night storage heater, storage cupboard.

Bedroom One

Double glazed window to front elevation, night storage heater, a range of fitted cupboards/wardobes and dressing table unit.

Living Room

Two night storage heaters, electric fireplace, wooden obscure glazed door to Kitchen/Breakfast room and wooden double doors and two windows leading to;

Dining Room

Double glazed patio doors to rear elevation leading out into the garden, double glazed window to side elevation, night storage heater.

Kitchen/ Breakfast Room

Double glazed windows to both side and rear elevations, door to side elevation, a range of matching wall and base units and breakfast bar with roll top laminate work surface over, inset one bowl stainless steel sink with drainer unit and mixer taps, space for freestanding cooker, space and plumbing for washing machine and space for freestanding fridge freezer, tiled splash backs, vinyl flooring, night storage heater.

Outside

To the front of the property, there is a tarmac driveway providing off

road parking along with an area of gravel which could also be incorporated into further off road parking, if required. Double wooden gates lead to the side of the property that take you to the car port and detached garage. There is also gated side access leading into the rear garden. The enclosed rear garden is low maintenance and features a patio seating area, an area of lawn with a rockery and a further paved patio seating. You will also find outside lighting and a tap.

Garage

23'3" x 8'10" (7.10 x 2.71)

Up and over door to front elevation, window to side elevation, power and lighting. There is also a garden store to the rear of the garage which is accessed from the garden.

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. Gloucester 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.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1900.50 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

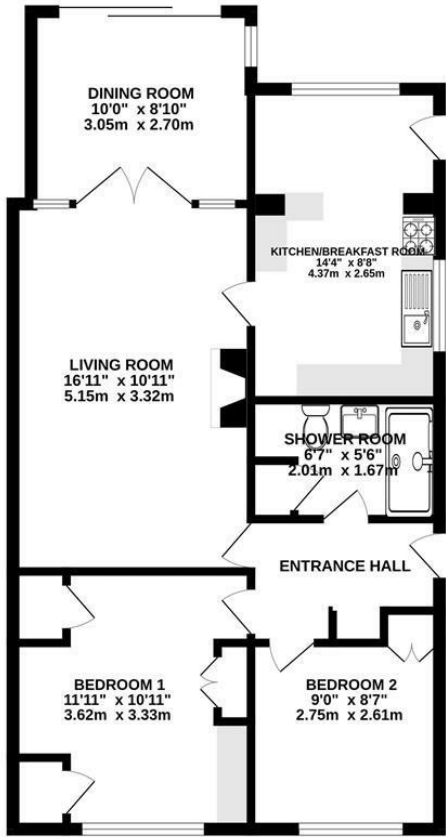
Heating: Electric Night Storage

Broadband speed: Standard 3 Mbps, Superfast 44 Mbps and Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (None).



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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