



Longford Mews, Longford GL2 9DN
£260,000



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• No onward chain • Three bedroom terraced townhouse • Ample off-road parking • Sought after location in Longford • Low-maintenance garden • Gas central heating and doubled glazed windows • Potential rental income of £1200 pcm • EPC rating C74 • Tewksbury County Council - Tax Band C (£1,944.01 per annum) 2025/2026

£260,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall

Spacious entrance hall with space for storage under stairs with access to w.c and kitchen.

W.C

White suite providing w.c and wash hand basin.

Kitchen

Generously sized kitchen with plenty of worktop space alongside plumbing and power for freestanding appliances including dishwasher, washing machine and oven. Access to the garden is also provided via the kitchen.

Living Area

Sizeable living area with room for dining area if desired.

Master Bedroom

Double bedroom with wardrobe space and window to rear aspect.

Bathroom

Modern white suite comprising of w.c, wash hand basin and bath with overhead shower.

Second Bedroom

Spacious double bedroom with plenty of floor space.

Third Bedroom

Single bedroom that can also be utilised as a work from home office space.

Outside

The property benefits a drive suitable for two cars and to

the rear of the property a fenced garden with a patio area both at the top and bottom of garden with space suitable for a shed/outbuilding.

Garage

A generously sized garage benefitting from power and lighting.

Location

The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewksbury County Council - Tax Band C (£1,944.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

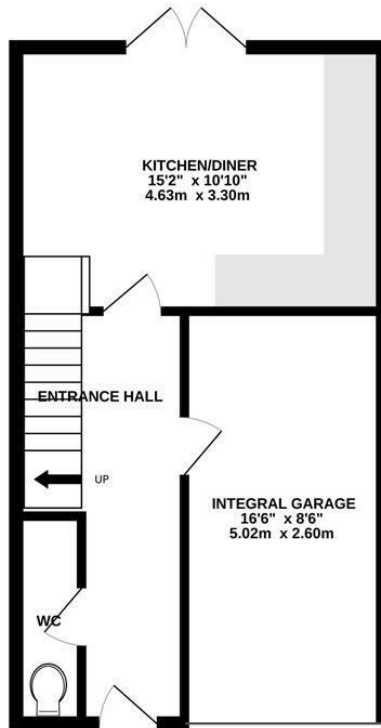
Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

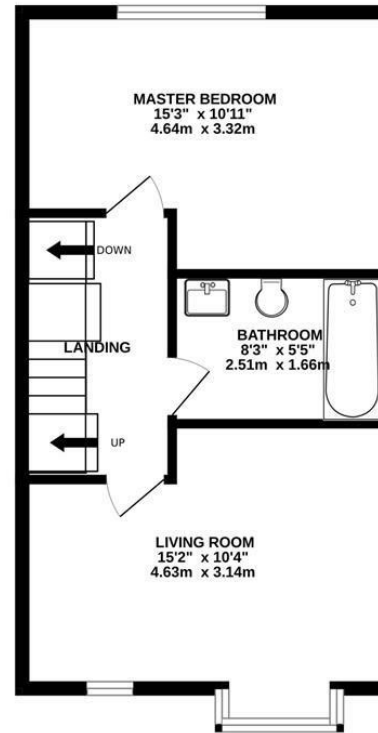
Mobile phone coverage: EE, Three, O2, Vodafone.



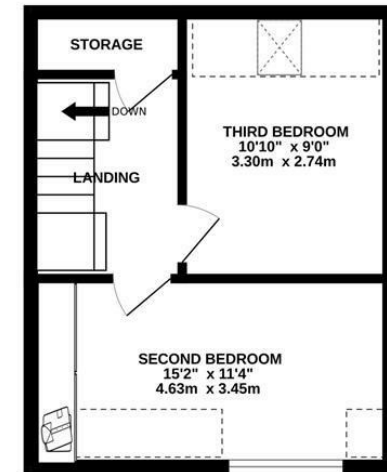
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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