



**Elmbridge Road, Longlevens GL2 0NY**  
**£340,000**





## Elmbridge Road, Longlevens GL2 0NY

• Three bedroom semi-detached family home • Ample off-road parking • Generously sized rear garden • Popular central location • Versatile living accommodation • Situated in the popular residential location of Longlevens • EPC rating D58 • Gloucester City Council - Tax Band C (£1990.01 per annum 2025/2026)

**£340,000**



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

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### Entrance Hall

Provides space for coats, shoes and such like. Leads to the living/dining room.

### Living/Dining Room

A spacious living/dining room that provides a versatile and sociable space, featured gas fireplace and window to both front and rear aspect providing a light and airy feel. Featured spiral staircase that grants access to the first floor.

### Kitchen

Provides ample floor and eye level storage, plenty of open kitchen top space, space for undercounter fridge freezer alongside plumbing for dishwasher and washing machine. A double oven with a separate countertop gas stove.

### Sunroom

Leading from the kitchen is a spacious sunroom, that provides a large seating area with the option of heating for the winter months.

### W.C

W.C and hand basin.

### Landing

Gives access to three bedrooms and family shower room.

### Master Bedroom

A large double bedroom with a generously sized built-in mirrored double wardrobe, with the benefit of natural light through multiple windows.

### Second Bedroom

A large double bedroom with a built in wardrobe. Window to rear aspect.

### Third Bedroom

A single bedroom with scope to also be used as a home office. Window to rear aspect overlooking the garden.

### Shower Room

White suite comprising W.C, wash hand basin and double width shower enclosure with tiled surround.

### Garden

To the front, the property offers a driveway allowing parking for two vehicles. Access via side gate is a spacious and well-maintained garden with multiple seating areas, a manicured lawn with a large shed for storage.

### 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 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 C (£1990.01 per annum 2025/2026).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

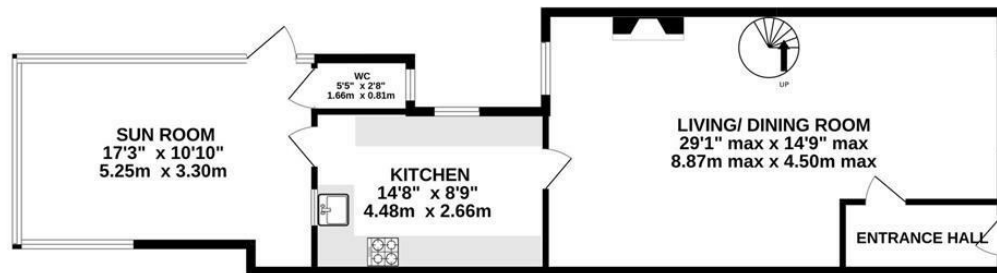
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

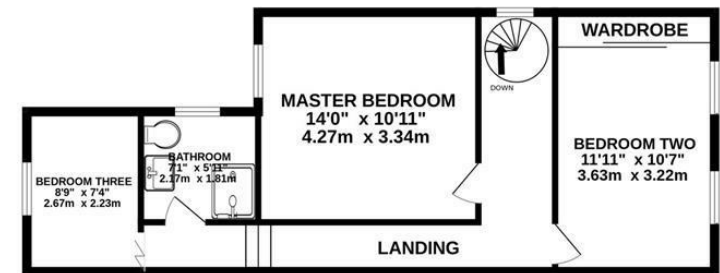
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST 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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