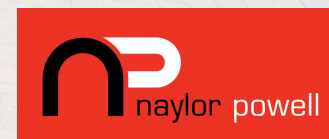




**Brooklands Park, Longlevens GL2 0DN**

**£325,000**





# Brooklands Park, Longlevens GL2 0DN

• Three bedroom double bay fronted semi-detached family home • Characterful 1930's property • Separate reception rooms providing flexibility & versatility • Potential to extend subject to relevant planning permissions • Driveway & detached garage • Situated on a desirable road in the popular residential location of Longlevens • EPC rating D58 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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£325,000

## Entrance Porch

Spacious porch, ideal for shoes and coats, opens through to the main hallway of the property.

## Hallway

Hallway provides access to the living room, dining room, kitchen and cupboard located beneath the stairwell.

## Living Room

Generous sized living room with bay window overlooking the front aspect.

## Dining Room

The dining room offers the flexibility to be used as a home office or additional living room if required with window overlooking the rear aspect.

## Kitchen

Kitchen benefits from ample worktop and storage space with convenient space for free standing appliances. Window looks into the conservatory with door providing access to the conservatory itself.

## Conservatory

Providing the flexibility to be used as an additional reception room, the conservatory provides an extension from the kitchen with plumbing for an automatic washing machine. Windows overlook the rear garden with French doors providing access to the garden itself.

## Landing

Spacious landing provides access to all three bedrooms, shower room, separate w.c and to the loft above.

## Bedroom One

Double bedroom with bay window overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in wardrobe, additional built-in storage cupboard and window overlooking the rear aspect.

## Bedroom Three

Currently utilised as a home office, the room makes for an ideal third bedroom with window overlooking the front aspect.

## Shower Room

White suite shower room comprises shower cubicle, wash hand basin and window with frosted glass overlooking the rear aspect.

## W.C

Adjacent to the shower room, the room comprises w.c and window with frosted glass overlooking the rear aspect.

## Outside

To the rear, the property benefits from a spacious rear garden enclosed with fenced borders. Mainly laid to lawn, the mature garden boasts many trees and planting alongside a raised flower beds. Patio area provides suitable space for seating and entertaining. Driveway runs from the front down the side of the property leading to the detached garage accessed via up and over door and benefitting from power and lighting. Walled borders at the front provides separation from the road and provides an additional lawned area with further planting and cherry tree.

## 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 offers 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 (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

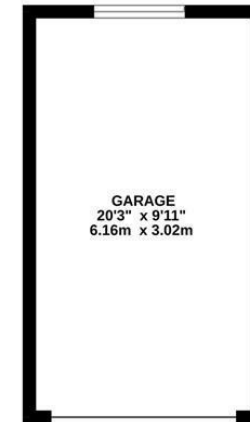
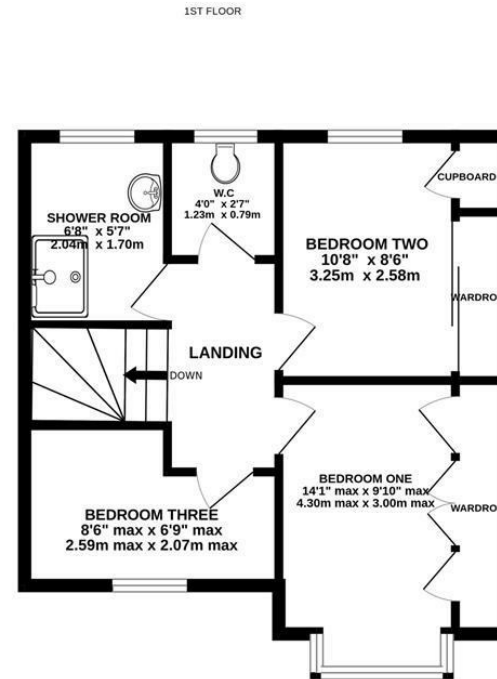
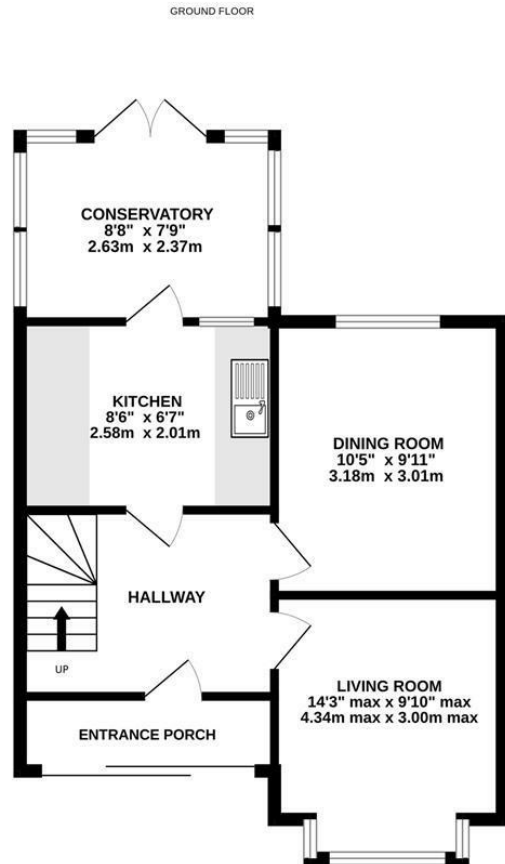
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 80 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 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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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.

