



Victoria Road, Longford GL2 9EQ
£175,000



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• No onward chain • Two double bedroom semi-detached property • In need of modernisation • Two spacious reception rooms • Enclosed rear garden & driveway • Potential rental income of £1,050 pcm • EPC rating D57 • Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum) 2024/2025



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

£175,000

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Dining Room

Spacious dining room, in the centre of the ground floor accommodation, provides access to the living room, kitchen and stairwell leading to the first floor. Window overlooks the rear aspect.

Living Room

Generous sized living room with window overlooking the front aspect of the property.

Kitchen

The kitchen benefits from ample worktop and storage space with integrated hob and oven alongside plumbing for an automatic washing machine. Window overlooks the side aspect whilst door provides access to the garden.

Landing

Spacious landing provides access to both double bedroom, bathroom and to the loft above.

Bedroom One

Double bedroom with built-in cupboard above the stairwell, feature fireplace and window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin, corner bath with shower over and window with frosted glass overlooking the rear aspect.

Outside

The property benefits from a rear garden enclosed with fenced borders providing convenient patio and lawned areas. Access via wooden gates from the driveway to the side of the property, hard stand area provides ample off-road parking.

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: Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum) 2024/2025.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

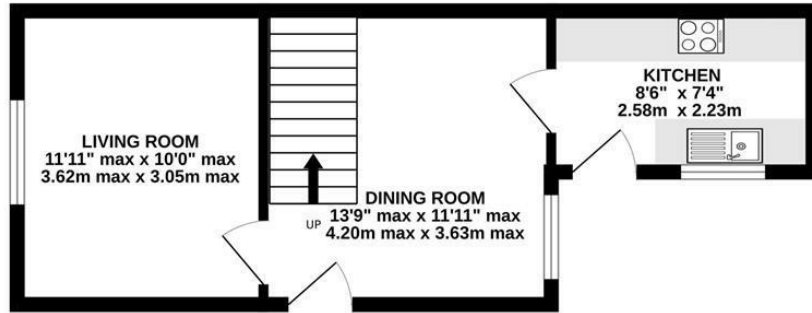
Heating: Gas central heating.

Broadband speed: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

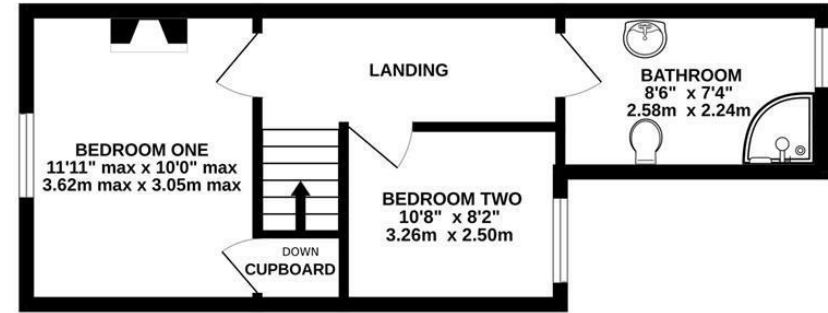
Mobile phone coverage: EE, Three, O2, Vodafone.



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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