



**Tewkesbury Road, Longford GL2 9BP**  
**Offers Over £375,000**





## Tewkesbury Road, Longford GL2 9BP

- Extended three bedroom semi-detached family home
- Ample off-road parking
- Immaculately presented throughout
- Private and enclosed rear garden
- Versatile outbuilding
- Popular location with easy access to Gloucester, Cheltenham and Tewkesbury
- EPC rating C70
- Tewkesbury Borough Council - Tax Band C (£1,944.01 per annum) 2025/2026.

**Offers Over £375,000**



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

**01452 398010**

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### Porch

The porch lends itself well for coats, shoes and such like before stepping into the home.

### Kitchen Dining Room

The dining area is a generous size and provides a sociable space. The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include Rangemaster with five ring gas hob and extractor over. Plumbing for washing machine and dishwasher. This room has been cleverly extended by the current owners to offer a handy utility area and WC.

### W.C

Modern W.C and wash hand basin. Frosted window to side aspect.

### Living Room

Spacious living room with character

wood burning fireplace with mantle and stone hearth. Window to both front and rear aspect providing a light and airy feel. Stairs to the first floor.

### Landing

Provides access to three double bedrooms and family bathroom.

### Master Bedroom

A great feature of the property, the master bedroom offers a vaulted ceiling and bi-fold doors with Juliet balcony which opens to the rear aspect of the home overlooking the back garden.

### Second Bedroom

Double bedroom with built-in wardrobes with sliding mirrored doors. Window to the front aspect.

### Third Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.



### **Bathroom**

Modern bathroom suite comprising W.C, wash hand basin, bath and shower enclosure with tiled surround.

### **Outbuilding**

Versatile space ideal for a home office, playroom, bar or such like.

### **Outside**

To the front, the property benefits from a generously sized driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and offers a combination of lawned and patio areas ideal for alfresco dining in the summer months. The garden also benefits from a variety of shrubs, flowers and a garden shed.

### **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 C (£1,944.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.

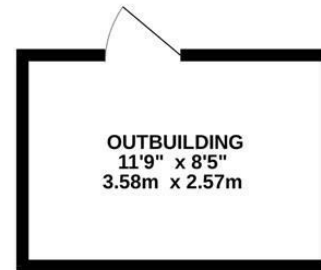
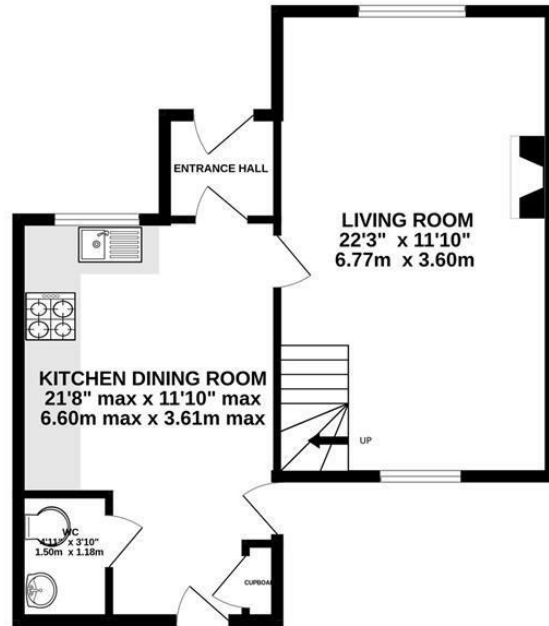
Mobile phone coverage: EE, Three, O2, Vodafone.



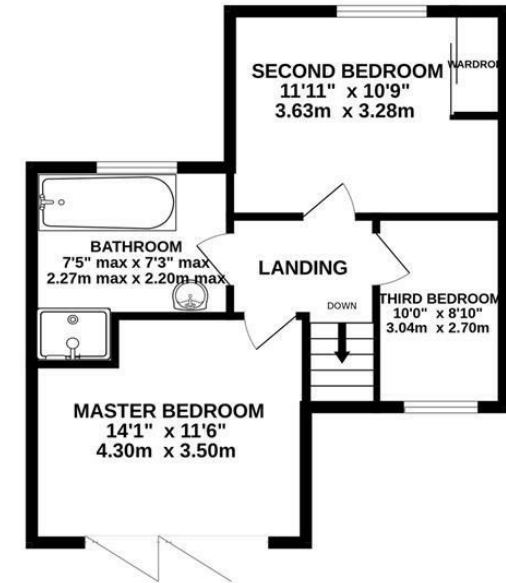




GROUND FLOOR



1ST FLOOR



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