



Manor Park, Longlevens GL2 0HG
Offers Over £270,000



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- No onward chain
- Two bedroom semi-detached bungalow
- Immaculately presented throughout
- Private & enclosed rear garden
- Off-road parking for three to four vehicles
- Peaceful cul-de-sac location
- EPC rating D65
- Gloucester City Council - Tax Band C (£1,815.41 per annum)

Offers Over £270,000

Entrance Hallway

Hallway with built-in storage cupboard provides access to both bedrooms, lounge, shower room and the loft above.

Lounge

Spacious lounge with convenient space for a dining area if required. Window overlooks the rear garden whilst door opens to the rear garden itself. Access is also provided to the kitchen.

Kitchen

Fitted kitchen with ample worktop and storage space benefits from integrated appliances to include four ring gas hob, electric oven, fridge, freezer, dishwasher and washing machine. Windows overlook the side and rear aspects whilst door provides further access to the garden itself.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Bedroom with window overlooking the front aspect and built-in storage cupboard.

Bathroom

Modern white suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin, towel rail and built-in storage cupboard housing the combi boiler. Window with frosted glass overlooks the side aspect.

Outside

The rear garden garden offers a private space enclosed with fenced borders. A patio area leads onto a lawned area with shed positioned in the corner of the corner benefitting from electric. Double gates to the side leads to the driveway offering parking for approximately three vehicles and front garden area with stone paving.

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.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band C (£1,815.41 per annum).

Mains water, drainage, gas and electric are connected to the property.

Freehold.



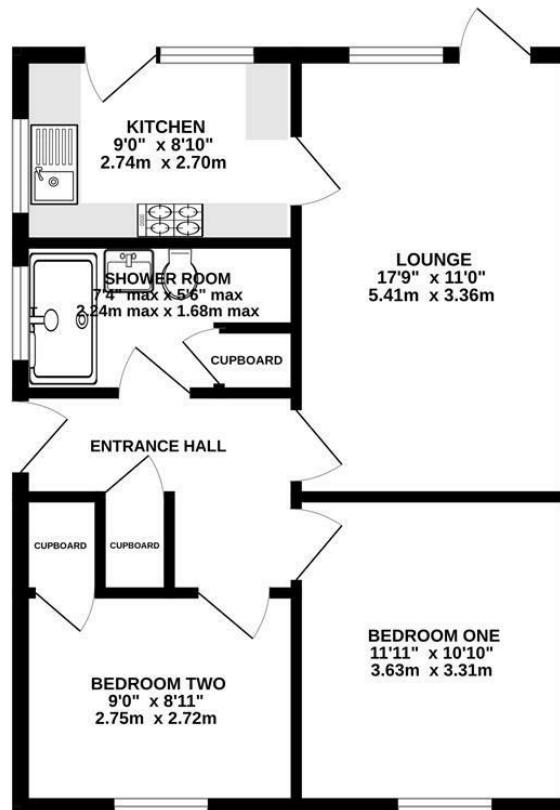
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GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

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. No responsibility is taken for any error, omission or mis-statement. This plan is for identification 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-140	A		
101-140	B		
101-140	C		
101-140	D		
101-140	E		
101-140	F		
101-140	G		
Not energy efficient - higher running costs			
England & Wales		84	65
EU Directive 2002/91/EC			

