



**Beechcroft Road, Longlevens GL2 9HF**  
**£285,000**

# Beechcroft Road, Longlevens GL2 9HF

- Two bedroom extended semi-detached property
- Ample off-road parking and detached garage
- Featuring a wood burning fireplace
- Situated in the popular suburb of Longlevens
- Potential rental income of £1,200 pcm
- EPC rating D61
- Gloucester City Council - Tax Band C (£1,900.50 2024/25)

**£285,000**

## Hallway

Grants access to living room, dining room and stairs to first floor.

## Living Room

Generously sized living room with bay window to front aspect. Feature wood burner and understairs storage cupboard. Additional access to the dining room is provided.

## Dining Room

Versatile space currently utilised as a dining room. Window to rear and side aspect with access provided to the kitchen.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob. Additional space for fridge freezer and washing machine with French doors providing access to the rear garden.

## Landing

Provides access to the bathroom and both double bedrooms.

## Master Bedroom

Double bedroom with feature bay window to front aspect.

## Second Bedroom

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

## Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Frosted window to rear aspect.

## Outside

To the front the property benefits from a driveway allowing parking for multiple vehicles. Accessed via the kitchens French doors, the private rear garden is a combination of lawned and patio areas.

## Garage

Power and lighting. Vehicular up and over door.

## 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 (£1,900.50 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Standard 4 Mbps, Ultrafast 1000 Mbps download speed.

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

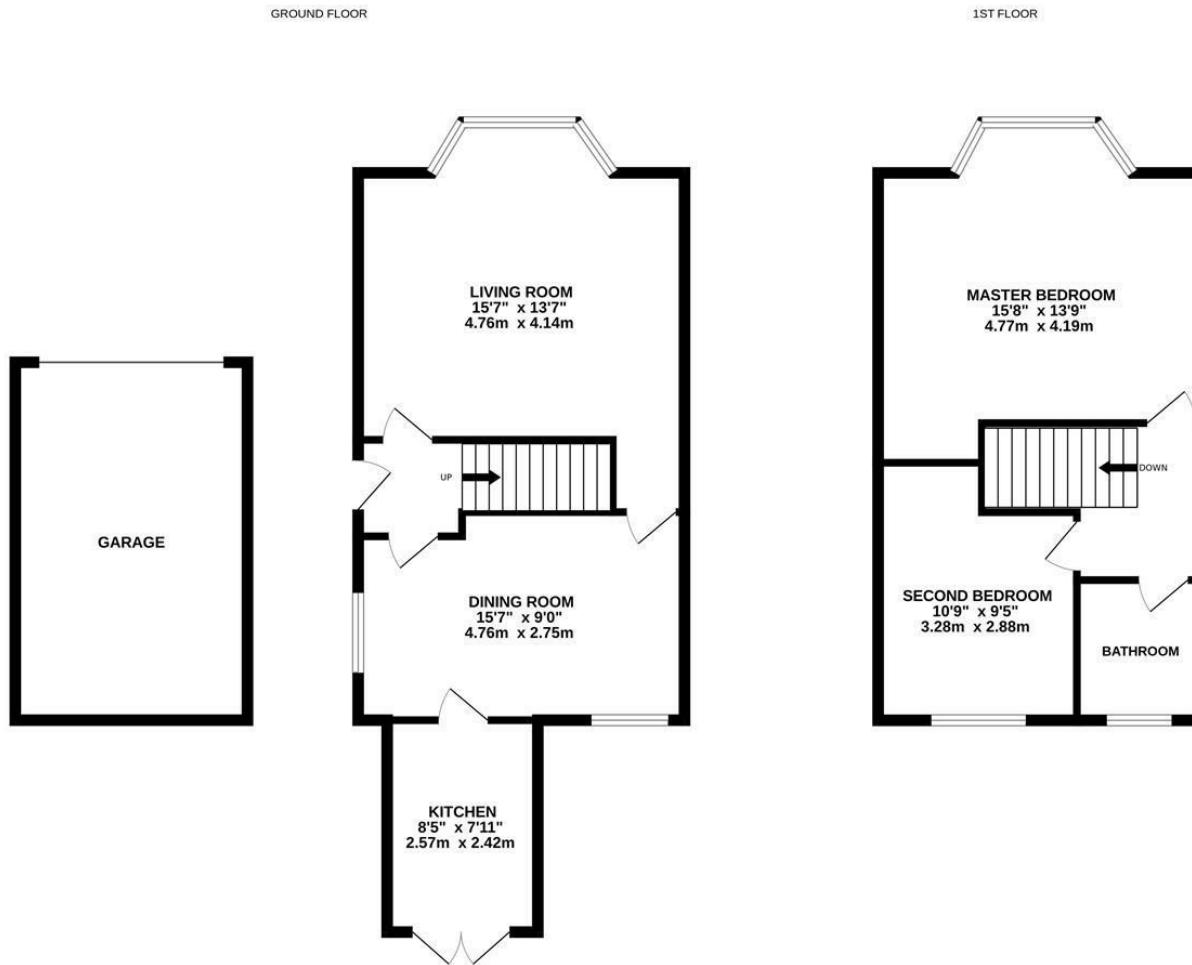


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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100 plus A	A		
91-90 B	B		
80-60 C	C		
59-40 D	D		
40-30 E	E		
30-20 F	F		
10-0 G	G		
Not energy efficient - higher running costs			
England & Wales		85	61
EU Directive 2002/91/EC			

