



**Manley Gardens, Longlevens GL2 0HY**  
**£210,000**

**NP** naylor powell

## Manley Gardens, Longlevens GL2 0HY

- No onward chain
- Two bedroom terraced house
- Generous sized living accommodation
- Enclosed rear garden
- Allocated parking for two vehicles
- Potential rental income of £795 pcm
- EPC rating D60

**£210,000**

### Accommodation

Step into the entrance hall with convenient space for shoes and coats with the modern fitted kitchen located to the right hand side overlooking the front aspect of the property. The kitchen benefits from ample worktop and storage space, integrated electric hob and oven aswell as plumbing for an automatic washing machine and space for a slimline dishwasher, if required. Overlooking the rear garden, the generous sized lounge provides access to the rear garden itself via sliding doors allowing a light and airy feel to the room whilst the stairwell leads to the first floor accommodation.

The first floor comprises to two bedrooms, with built in storage space to the master, and a white suite family bathroom with wash hand basin, w.c and bath with shower attachment over.

### Outside

The rear garden is enclosed with wooden fenced borders providing both patio and

lawned areas with gated rear access leading to the private parking area. An additional parking space for the property is located to the front of the property itself.

### 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 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.

### Local Authority, Services & Tenure

Gloucester City Council - Tax band B.  
Mains water, drainage, gas and electric are connected to the property.  
Freehold.



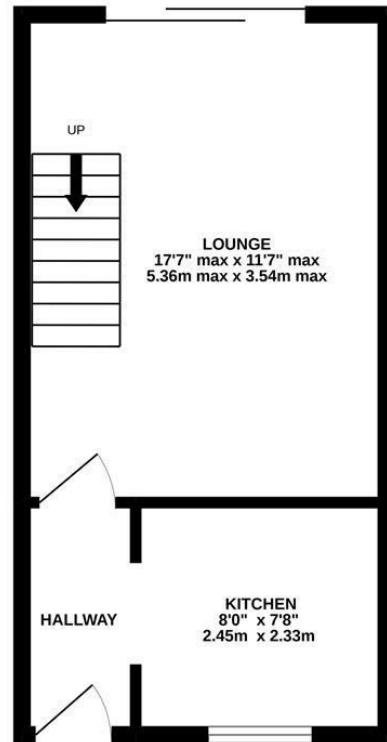
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

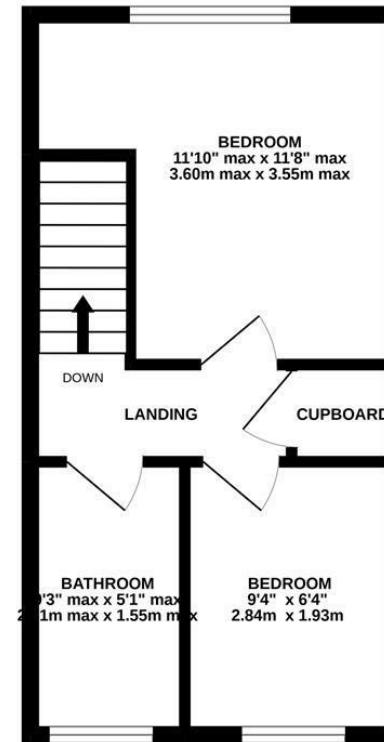
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GROUND FLOOR



1ST FLOOR



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