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18 Canning Road, Longlevens, GL2 0XX

£235,000

OPEN HOUSE FOR VIEWINGS, Saturday 4th July between 10am-12pm, please call to arrange an appointment

This beautifully presented home is ready to move into ! An ideal opportunity for first-time buyers, benefitting two well-proportioned bedrooms and a welcoming reception room, this home offers a perfect blend of comfort and style.

Longlevens is a popular residential area, known for its friendly community and convenient amenities. You will find local shops, schools, and parks within easy reach, making it an excellent choice for those looking to enjoy a balanced lifestyle.

Entrance Hall

Living Room 14'0 x 11'9 (4.27m x 3.58m)

Kitchen 11'9 x 7'10 (3.58m x 2.39m)

Bedroom 1 11'9 x 7'10 (3.58m x 2.39m)

Bedroom 2 11'9 x 7'7 (3.58m x 2.31m)

Shower Room

OUTSIDE

Driveway to the front , adjacent to the property is also a further allocated space.

The rear garden is mainly laid to lawn, patio with the newly fitted canopy over, a further patio area to the rear ideal for a garden shed or additional storage, also you have the benefit of the gated rear access.

Useful Information

The property has undergone refurbishments and includes NEW:

Boiler (combi) 2025

radiators Kitchen/Living Room

Kitchen

Shower Room

Fitted Wardrobes main bedroom

Engineered oak flooring in Living Room

Canopy in garden covering patio area

New Fencing (RHS)

Services

Mains drainage, Gas central heating

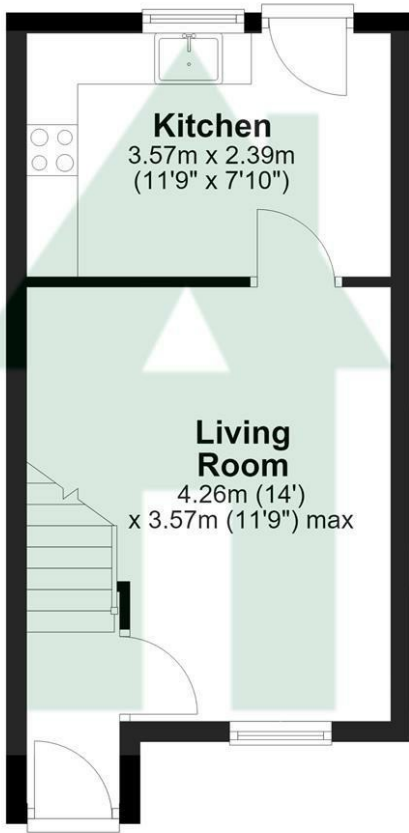
Gloucester City Council tax band B

Tenure

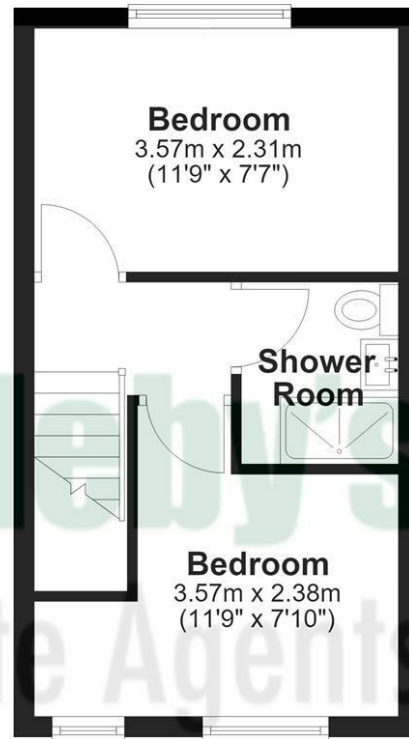
Freehold

Floor Plan

Ground Floor
Approx. 24.8 sq. metres (267.3 sq. feet)

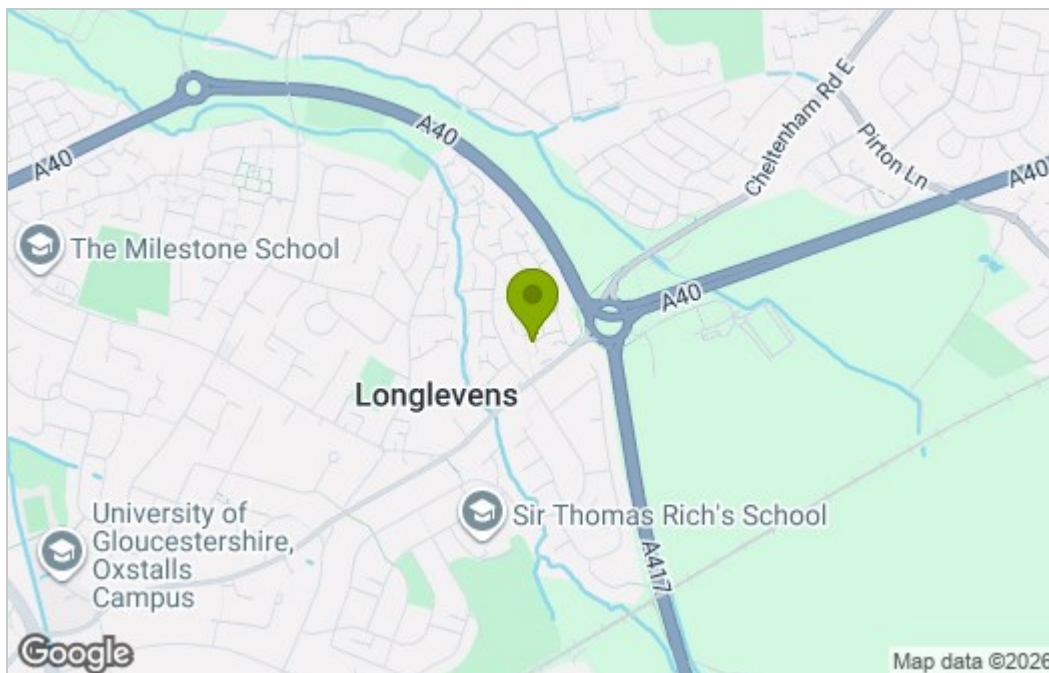


First Floor
Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 48.6 sq. metres (523.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	

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