



01452 690553

sales@applebys.estate

www.applebysestateagents.co.uk



## **156 Cheltenham Road, Longlevens, GL2 0JR**

### **£325,000**

This delightful three DOUBLE bedroom home presents a rare opportunity, having been cherished by the same owner's for an impressive 57 years, this property is now ready for a new chapter. With a wealth of potential, it invites you to unleash your creativity and transform it into your dream home.

Situated in a well-established area of Longlevens the property benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This is an opportunity not to be missed, embrace the chance to put your own stamp on this 1930's property and make it your own.

## Entrance Hall

Living Room 12'8 x 10'6 (3.86m x 3.20m)

Dining Room 12'2 x 10'5 (3.71m x 3.18m )  
8'9 x 6'2 ft into extension.

Kitchen 8'9 x 8'5 (2.67m x 2.57m)

Bedroom 1 12'2 x 11'9 (3.71m x 3.58m)

Bedroom 2 12'2 x 9'11 (3.71m x 3.02m)

Bedroom 3 8'9 x 8'8 (2.67m x 2.64m)

## Bathroom

## OUTSIDE

The front driveway offers parking for two cars,  
side rear access to the rear garden

The SOUTH FACING rear garden is mostly laid  
to lawn with a large patio, outside WC and  
utility, with a garden shed to the rear of the  
garden.

## Services

Mains drainage, gas central heating and Solar

Panels ( owned by the property)

Gloucester City Council tax band C

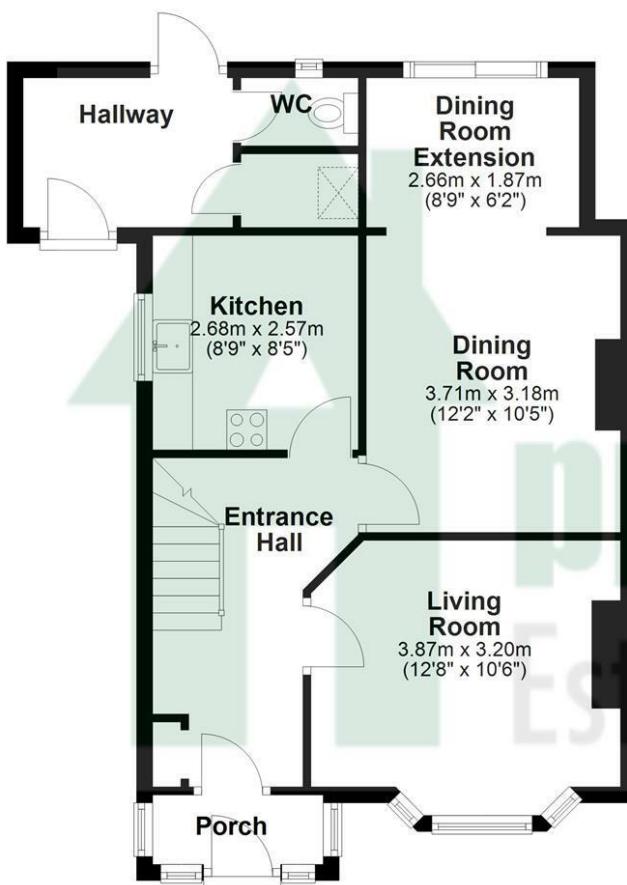
## Tenure

Freehold

## Floor Plan

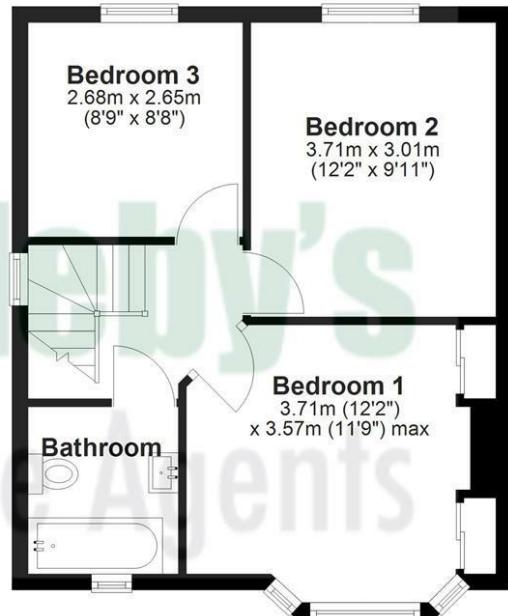
### Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



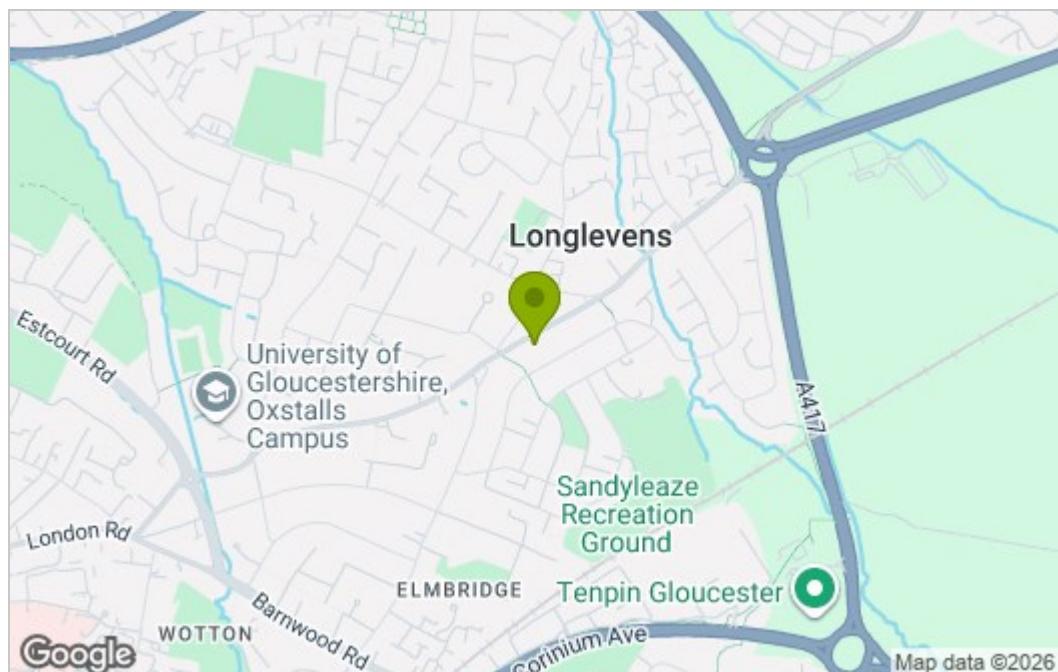
### First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 97.1 sq. metres (1045.2 sq. feet)

## Area Map



## Energy Efficiency Graph

