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## **18 Clomoney Way, Longlevens, GL2 0XR**

**£295,000**

This charming semi-detached house presents an excellent opportunity for families seeking a welcoming home, this property has been owned since it was built in 1988!

The property boasts three well-proportioned bedrooms, providing ample space for family living benefitting the Kitchen/Diner.

Outside, the property features a spacious enclosed garden, Additionally, the garage and off-road parking\*\*\* CHAIN FREE\*\*\*

### Entrance Hall

Lounge 14'11 x 11'7 (4.55m x 3.53m)

Kitchen/Dining Room 14'10 x 10'3 (4.52m x 3.12m)

Bedroom 1 14'2 x 8'9 (4.32m x 2.67m)

Bedroom 2 11'3 x 8'0 (3.43m x 2.44m)

Bedroom 3 8'7 x 6'5 (2.62m x 1.96m)

### Shower Room

### OUTSIDE

The driveway and garage is to the rear of the property with gated side access to the rear garden.

The rear garden is all enclosed mainly laid to lawn with a large patio and personnel door to the garage.

### Services

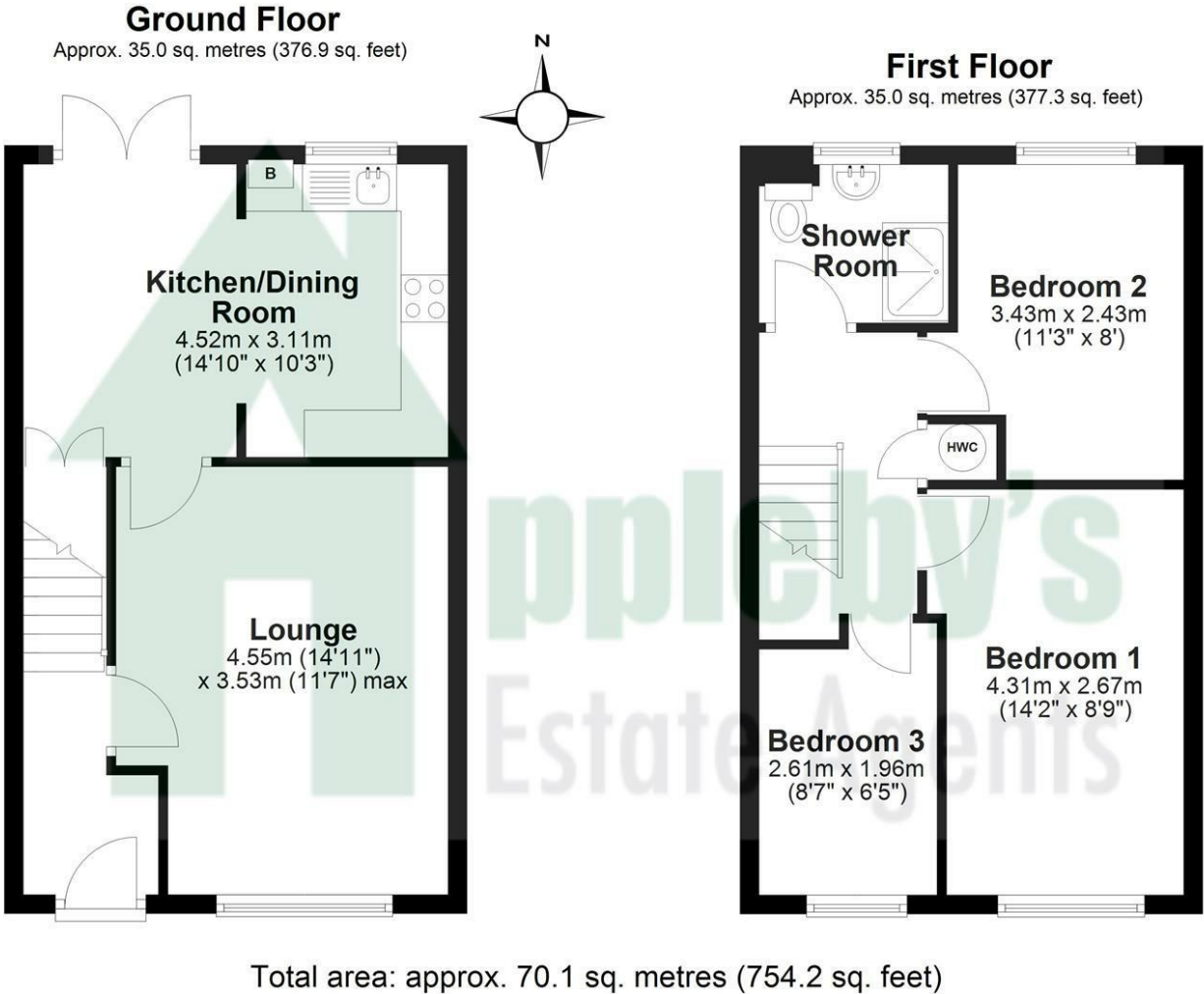
Mains drainage, metered water and gas central heating.

Gloucester City Council tax band C

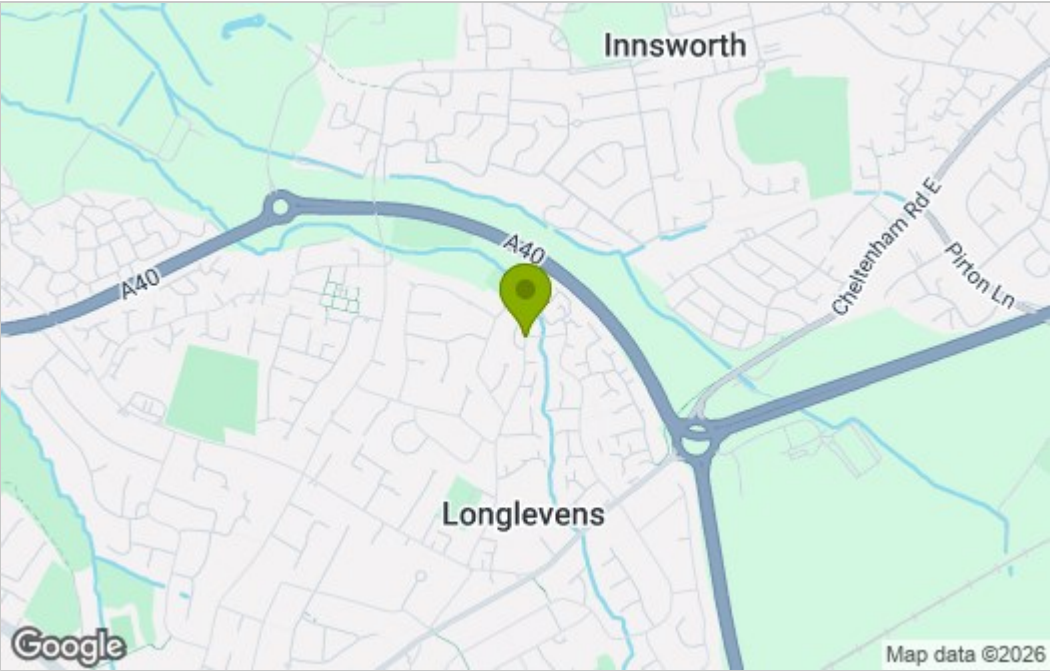
### Tenure

Freehold

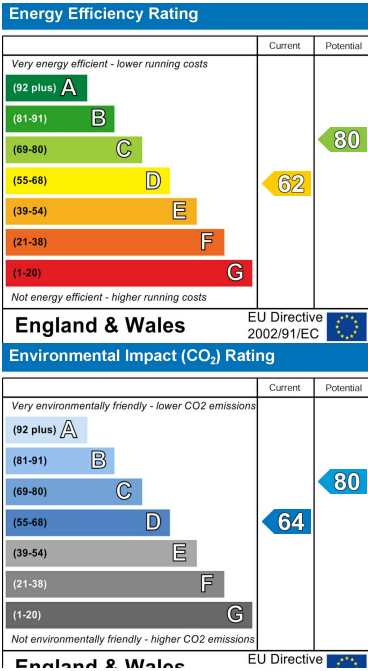
Floor Plan



Area Map



Energy Efficiency Graph



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