



27 The Triangle, Longlevens, Gloucester, GL2 0NF

OIEO £275,000

Ref:LG24572

*****A SUPRISIGLY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME IN LONGLEVENS WITH NO ONWARD CHAIN*****

Located in a quiet cul-de-sac in Longlevens overlooking open greenery. The property has been very well maintained but is in need of some internal upgrading. The accommodation comprises of: Entrance Hall, sitting room, kitchen/dining, an outer hallway with cloakroom and utility area. On the first floor you will find three double bedrooms and a family bathroom. There are good sized rear gardens and driveway with ample parking. The property also benefits from UPVC double glazing & gas central heating.



ACCOMMODATION

Entrance Hall

Accessed via upvc double glazed door. Radiator. Storage cupboard. Stairs to landing.

Living Room 12' 0" x 11' 0" (3.65m x 3.35m)

Feature fireplace with electric coal effect fire. Radiator. French doors to garden.

Kitchen/Diner 18' 9" x 13' 5" (5.71m x 4.09m)

Double glazed bay window overlooking the green. A range of wall and base units with cupboards and draws. Stainless steel sink & drainer. Five ring gas hob and extractor. Eye level Bosch oven & grill. Radiator. Under stairs cupboard. French doors to garden. Tiled floor. Glazed stable style door to:

Outer Hallway/Utility 20' 5" x 6' 5" (6.22m x 1.95m)

Belfast sink & mixer tap. Worktop with cupboard above. Pantry/storage cupboard. Cloakroom. UPVC double glazed door to front. Double glazed window & door to back garden. Tiled floor.

First Floor Landing

Double glazed window to front. Access to loft.

Bedroom 1 13' 3" x 11' 0" (4.04m x 3.35m)

Double glazed window to rear aspect. Radiator.

Bedroom 2 11' 5" x 11' 0" (3.48m x 3.35m)

Double glazed with to rear aspect. Radiator.

Bedroom 3 10' 0" x 10' 0" (3.05m x 3.05m)

Double glazed window to front aspect. Radiator. Boiler.

Bathroom

Panelled bath. Pedestal wash hand basin. Low level W.C. Shower cubicle with sliding doors & mira shower. Part tiled walls. Radiator. Double glazed windows to front and side aspect. Vinyl floor.

Garden

Rear Garden

Patio area with steps leading up to lawned area. Mature shrub and rose beds. Summer house. Shed.

Front garden

Brick Pavia drive with parking for up to three cars.

AGENTS NOTE

COUNCIL TAX:

B

EPC:

D-68





GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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