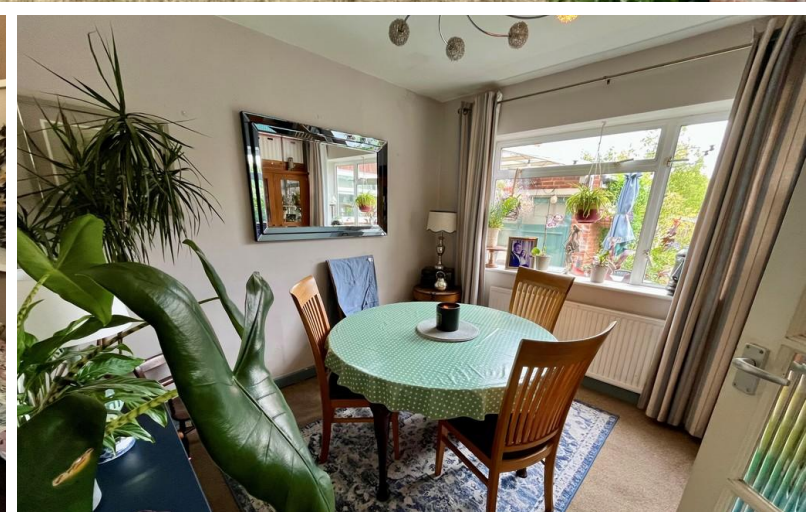


**FOR SALE**



**Park Avenue, Longlevens, Gloucester**

**3 Bedrooms, 1 Bathroom, Extended Semi-Detached House**

**Asking Price Of £410,000**





## Park Avenue, Longlevens, Gloucester

3 Bedrooms, 1 Bathroom

Asking Price Of £410,000

- Extended Semi-Detached
- Modern Kitchen
- Modern Shower Room
- 3 Bedrooms
- Games Room/Snug
- EPC C
- CTAx C

### DESCRIPTION

Extended family home (with planning permission and engineers drawings to extend further) - garage has been converted to the family games room/snug, the house comprises lounge, dining room, extended kitchen with modern units high gloss units and quartz worktops, 3 bedrooms and refitted shower room upstairs, UPVC double glazing and gas central heating, parking to the front and a large garden to the rear. EPC Rating C, CTAx C. Great location - Freehold

### HALLWAY

A spacious hall with double glazed window, stairs to the first floor, under stairs cupboard, doors to lounge, kitchen and dining room

### KITCHEN

Recently refitted kitchen with a range of high gloss wall and base units, quartz worktops, inset sink and mixer tap, built in induction hob with glass and stainless steel extractor over, double wall oven, space for fridge freezer, washing machine and tumble dryer, window to the rear, door to the garden

### LOUNGE

UPVC double glazed bay window to the front

### DINING ROOM

UPVC double glazed window to the rear

### LANDING

doors to all rooms, loft access

### BEDROOM 1

UPVC double glazed window to the front







#### BEDROOM 2

UPVC double glazed window to the rear

#### BEDROOM 3

UPVC double glazed window to the front

#### SHOWER ROOM

modern fitted family shower room with large walk in shower with rain fall head, wash basin with back lit wall mounted mirror, WC, 2x UPVC double glazed windows, heated towel rail, inset lighting and speaker

#### PLAYROOM/SNUG


the garage has been converted in to a great family room with plastered walls and ceiling and electrics and TV point

**GARDENS** There is a front garden and parking with hedges and lawn, side gates to additional drive space that then leads to a large garden that has been split in to a well-tended garden area with an array of shrubs and lawn that leads onto the kids lawned play area to the rear







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

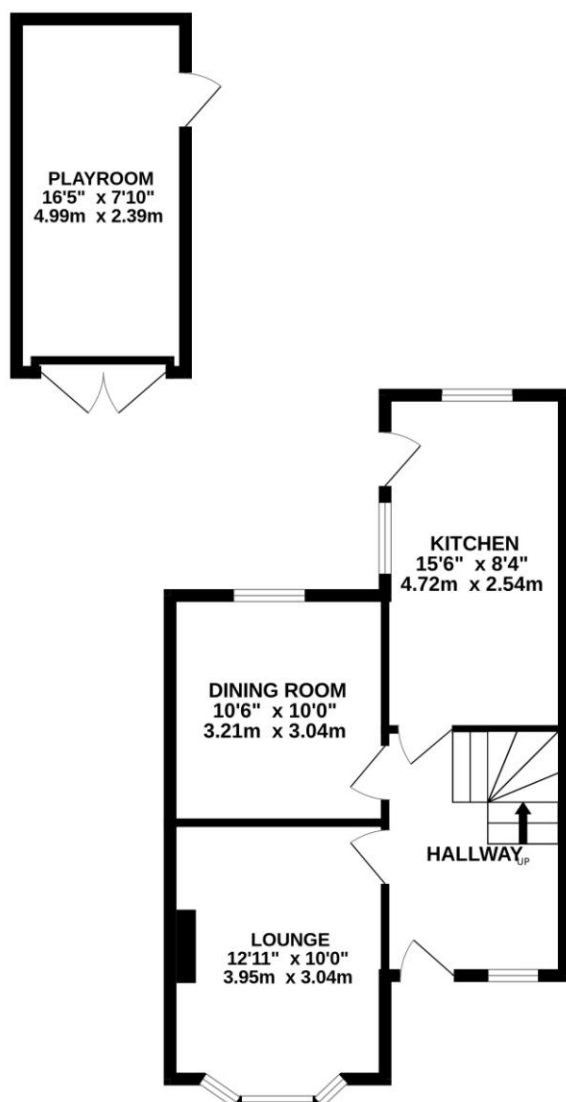
WWW.EPC4U.COM



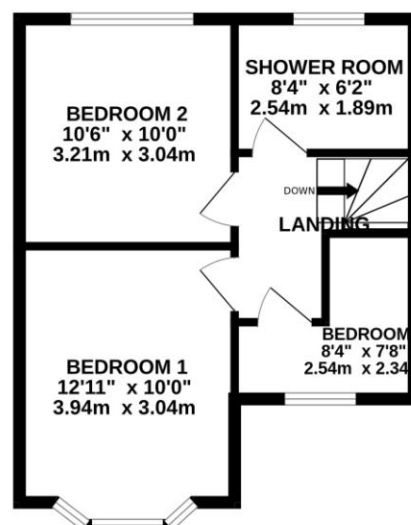




GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.  
Made with Metropix ©2025

## Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ  
T: 01452 528333 • E: gloucester@martinco.com

**01452 528333**

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.