



75 Sandyleaze

Longlevens, Gloucester, GL2 0PU

Offers in excess of £300,000



This immaculately presented extended home simply has to be viewed at the earliest opportunity to be fully appreciated. The ground floor offers fantastic modern living space, comprising a lounge, m, a stylish open-plan kitchen/dining/family room — perfect for entertaining — and a convenient shower room. Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include double glazing, gas central heating, and a superb garden office/studio, ideal for working from home or additional leisure space.

Externally, there is potential to create off-road parking to the front, along with rear access providing additional parking options.



Entrance Hallway

Accessed via a UPVC double glazed front door, with a UPVC double glazed window to the front, radiator, and stairs leading to the first floor with useful under-stairs storage space. Doors provide access to the lounge and the open-plan kitchen/diner/family room.

Lounge

UPVC double glazed windows to front, television point, radiator, power points.

Open Plan Kitchen/Diner/Family Room

UPVC double glazed French doors and a single door to the rear, with two skylights providing excellent natural light. Fitted with eye and base level units with roll-edge worktops, sink/drain, electric double oven with separate induction hob and extractor hood, built-in microwave and dishwasher, and space for appliances such as a fridge/freezer and washing machine. Additional features include a television point, three radiators, recessed downlights, and laminate flooring.

Shower Room

UPVC frosted double glazed window to the rear, shower cubicle, low-level WC, and pedestal wash hand basin, with tiled walls and flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms, power point.

Bedroom 1

Two UPVC double glazed windows to the front, radiator, power points, and a useful storage cupboard.

Bedroom 2

UPVC double glazed window to the rear, radiator, and power points.

Bedroom 3

UPVC double glazed window to side, radiator, power points.

Bathroom

UPVC frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed garden, partly paved and mainly laid to lawn, featuring a cold water tap and gated side and rear access. There is also access to an outbuilding/workshop with power and lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note

Laing Easiform Construction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	75
EU Directive 2002/91/EC		

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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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