



7 Manor Park, Longlevens, Gloucester, GL2 0HG

OIEO £290,000

Ref:LG24437

**A DETACHED BUNGALOW ON A CORNER PLOT WITH POTENTIAL FOR SIGNIFICANT EXTENSION
SET WITHIN A POPULAR AND QUIET CUL DE SAC**

Number 7 is a rare example of a detached bungalow on this popular cul de sac development just off Nine Elms Road and the Cheltenham Road approximately 2 miles to the East of Gloucester City centre. The property itself has 2 good bedrooms, sitting room, kitchen and shower room but has the added advantage of a good sized side garden allowing (subject to planning consent) extension.



ACCOMMODATION

COVERED PORCH

Quarry tiled floor. Upvc double glazed front door to:-

ENTRANCE HALL

Radiator. Access to loft with retractable ladder. Broom/cloaks cupboard. 15 light glazed door to:-

LOUNGE/DINER 16' 4" x 10' 8" (4.97m x 3.25m)

Tiled fireplace with coal effect gas fire. Double radiator. Window to the side. Glazed French door to conservatory. Sliding door to:-

KITCHEN 9' 3" x 8' 6" (2.82m x 2.59m)

Inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Built in oven and four ring electric hob with extractor hood. Small breakfast bar. Double radiator. Larder cupboard with cold shelf and shelving. 15 light glazed door to:-

CONSERVATORY 19' 8" x 6' 2" (5.99m x 1.88m)

Electric radiator. Wall light point. Double Upvc double glazed French doors to garden. Upvc double glazed door to side.

BEDROOM 1 11' 8" x 10' 7" (3.55m x 3.22m)

Bay window to the front. Radiator. Two double wardrobe cupboards with cupboards above and dressing table unit.

BEDROOM 2 9' 2" x 8' 8" (2.79m x 2.64m)

Radiator. Full height store cupboard.

SHOWER ROOM

White suite of good sized shower cubicle with Marbrex splashbacks, glazed folding screen and Mira controls. Pedestal wash hand basin. Low level W.C. Half tiled walls. Vinyl floor. Stainless steel vertical towel rail/radiator. Airing cupboard with Worcester gas fired central heating boiler.

EXTERIOR

Front gardens predominantly laid to lawns with raised shrubs and two other shrub beds. Path to front door and gravelled area to good sized gardens. Gate to side and rear gardens, the side being paved with vegetable area and greenhouse opening to:-

Rear gardens which is hard landscaped for ease of maintenance and very private with paving. Raised flower beds. Roundel with gravel detail surround. All enclosed by close boarded fencing. Gate to drive with pavia parking.

GARAGE

Up and over door. Personal door. Window.

AGENTS NOTE

EPC: D-67

COUNCIL TAX: C





Approx Total Area: 65.2 m² ... 701 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
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