



22 Charlton Way, Longlevens – GL2 0DY

Gloucester

Guide Price **£525,000**

22 Charlton Way

Longlevens, Gloucester

Three Bedroom Detached Bungalow, located in a sought after no through road in Longlevens which presents a rare opportunity for those seeking an immaculate condition property with an extended layout that blends modernity with comfort.

In brief the property comprises of; entrance porch through to the entrance hall, open plan lounge/diner through to a modern fitted kitchen, utility room, three double bedrooms, study/third bedroom, modern fitted four piece suite bathroom and en-suite to master.

Further benefits include; Aluminum windows with integrated blinds throughout, remote controlled velux windows, modern gas central heating, enclosed rear garden, outside storage building with electrics and off road parking for multiple cars.

We highly advise a viewing of this incredible property to appreciate the high specification through out!

Potential rental value of £1,850 pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Immaculate Condition Throughout



Entrance Porch

Entrance Hall

Bedroom 1

14' 5" x 12' 6" (4.39m x 3.81m)

En-Suite

6' 1" x 5' 8" (1.85m x 1.73m)

Bedroom 2

14' 5" x 8' 5" (4.39m x 2.57m)

Bathroom

8' 10" x 8' 5" (2.69m x 2.57m)

Kitchen

14' 5" x 13' 1" (4.39m x 3.99m)

Utility Room

9' 10" x 5' 6" (3.00m x 1.68m)

Lounge/Diner

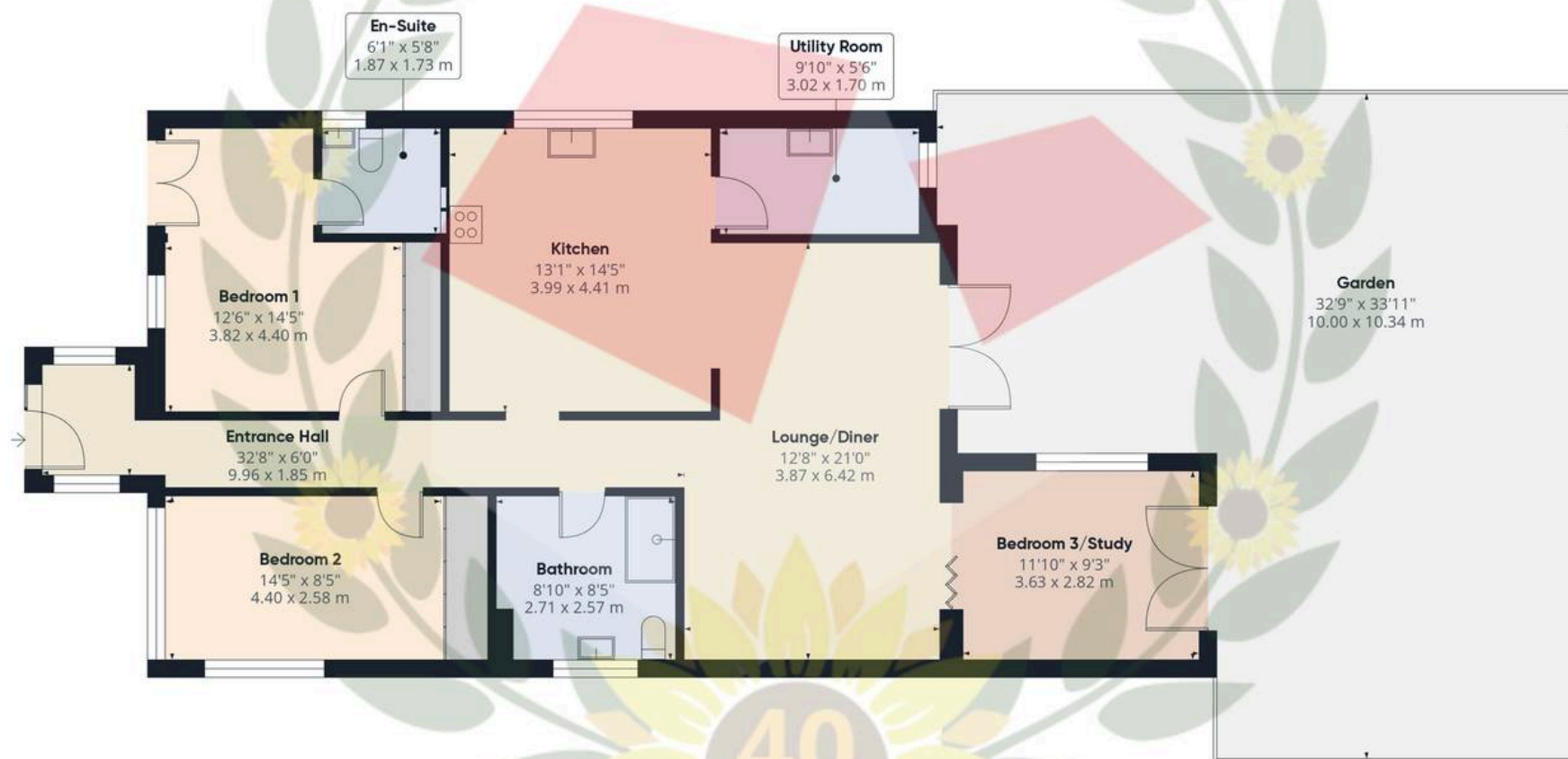
21' 0" x 12' 8" (6.40m x 3.86m)

Bedroom 3/ Study

Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Approximate total area⁽¹⁾

1155 ft²

107.3 m²

Balconies and terraces

889 ft²

82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.