

# 63 Nine Elms Road

Longlevens, GL2 0HD

**Perry Bishop**  
and Chambers

the agent who keeps you informed



Detached refurbished house | Three Bedrooms | Large rear garden  
Garage and conservatory | Excellent local schools | EPC D

**Guide Price £300,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 63 Nine Elms Road

## Longlevens, GL2 0HD



3 Bedrooms



1 Bathrooms



2 Receptions

A recently refurbished three bedroom detached family home well located on Nine Elms Road and just a short distance to Gloucester City centre.

In brief, internal accommodation provides entrance hall, large reception room, dining room, modern fitted kitchen, utility room, w.c and conservatory on the ground floor, with the first floor providing three bedrooms and family bathroom.

There is a large garden to the rear with lawn and patio areas and gated off street parking. To the front of the property there is a gravel driveway and garden.

Additional benefits include double glazing throughout, gas fired central heating and single garage.

### Amenities

Nine Elms Road is a popular residential road situated in Longlevens, just off the Cheltenham Road, approximately 2 miles to the east of Gloucester city centre. Good local shopping and excellent schools are close by and access to Cheltenham and the M5 is only a short drive.

### Directions

Leave Cheltenham on the A40, and when you reach the Elmbridge Court roundabout, continue straight on to Cheltenham Road. Take the first left hand turning into Nine Elms Road, and the property will be found approximately half way down on the left hand side.





### **Services & Tenure**

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

### **Local Authority**

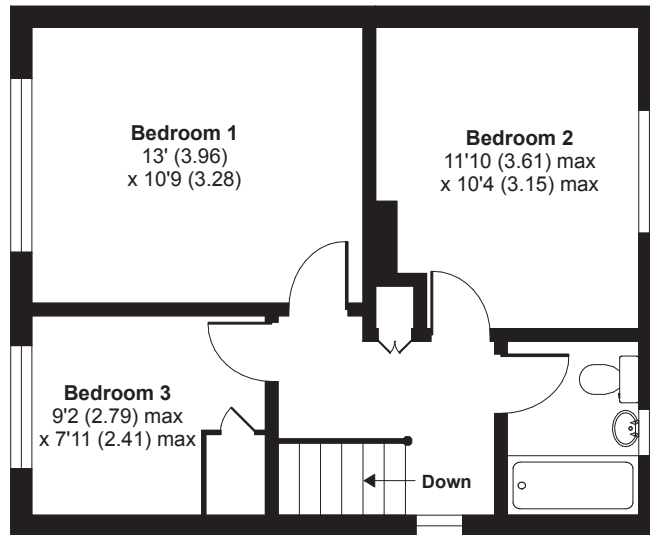
Gloucester City Council

Ref: 70128001/MJC

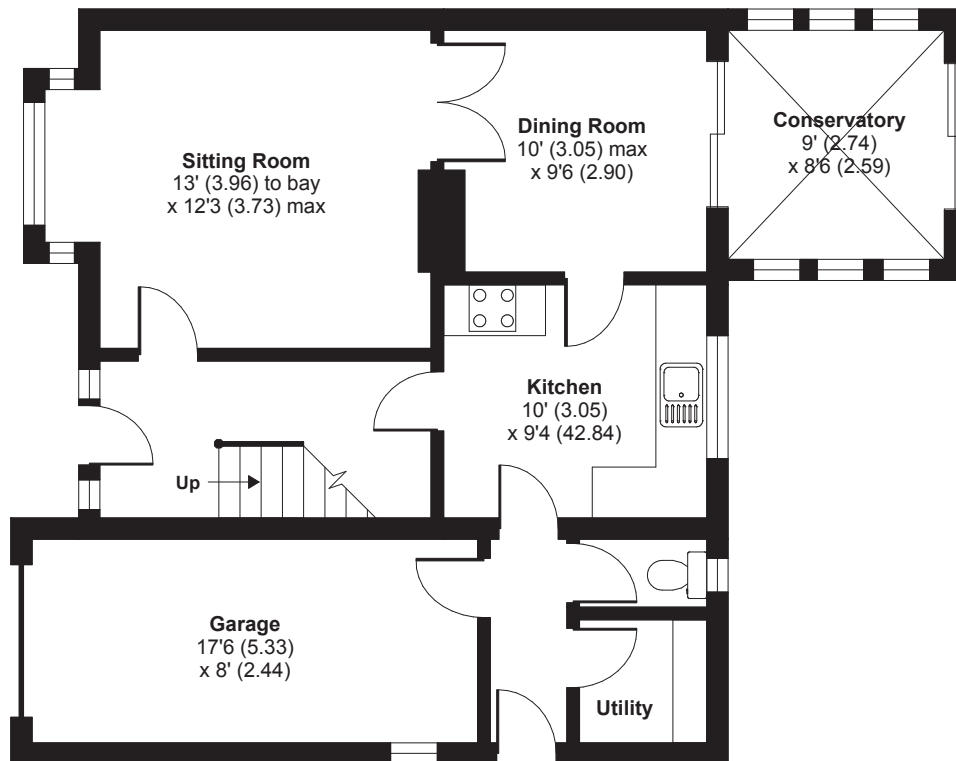


# Nine Elms Road, Longlevens, Gloucester, GL2

APPROX. GROSS INTERNAL FLOOR AREA 1241 SQ FT 115.2 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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