



11 Charlton Way, Gloucester, GL2 0DY

OIRO £240,000

Ref:LG24667

**AN ATTRACTIVE SEMI-DETACHED BUNGALOW IN A VERY POPULAR AND QUIET CUL DE SAC IN
NEED OF COMPLETE RENOVATION**

Charlton Way is a very popular cul-de-sac of bungalows situated just off Brooklands Park and Innsworth Lane approximately 1 1/2 mile to the North East of Gloucester city centre, the heart of Longlevens is close by with its local shopping and access to Cheltenham and the M5 is only a short drive. Number 11 offers a good sized accommodation but is now in need of refurbishment throughout but has the potential to extend internally. There are two good bedrooms, a sitting room, kitchen/breakfast room as well as a bathroom. It is heated by gas and has double glazing throughout.



ACCOMMODATION

Entrance

Porch with half glazed door and glazed door to hall. Radiator. Access to loft with retractable ladder. Wall Thermostat. Airing cupboard with cylinder, immersion heater and time clock. Cupboard containing meters.

Sitting room 13' 0" x 12' 4" (3.96m x 3.76m)

Double radiators. Stone fireplace with coal effect gas fire. Cove ceilings. Windows to the front and side.

Kitchen 12' 4" x 8' 3" (3.76m x 2.51m)

Single drainer sink. Unit with cupboard below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Built-in double oven and four ring electric hob with extractor hood. Extractor fan door to carport.

Bedroom one 11' 3" x 10' 6" (3.43m x 3.20m)

Two double wardrobe cupboards. Radiators.

Bedroom Two 11' 6" x 11' 4" (3.50m x 3.45m)

Two triple wardrobe cupboards with dressing table unit. Radiator.

Bathroom

Bath. Shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vinyl floor. Radiator.

Exterior

Front gardens laid to driveway with parking for 2/3 cars with gravel area and mature trees. Double gates to carport. Opening to rear gardens with timber conservatory and garden store. Timber shed. In need of landscaping.

Agents note

EPC: D-67

COUNCIL TAX: C





GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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.
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