



12 Winter Gate Road, Longford, Gloucester, GL2 9FB

£360,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Set across three well designed floors, this stylish four-bedroom semi-detached home perfectly blends modern comfort with practical family living. With an open-plan living and dining area, a contemporary kitchen, two sleek bathrooms, and an enclosed rear garden, this home has been thoughtfully designed to offer everything you need for a balanced lifestyle.

Step into a welcoming hallway that flows effortlessly into the heart of the home — a bright, open-plan living and dining space where natural light floods through French doors, opening directly onto the garden. The modern fitted kitchen is well-appointed with ample storage and workspace, perfect for home cooking and entertaining. A convenient downstairs WC completes this floor.

The first floor offers two well-proportioned double bedrooms, including one currently used as a generous guest room. A sleek family bathroom with modern fixtures is also located on this level.

The top floor houses a further two double bedrooms and access to a stylish second bathroom.

Step outside into your enclosed rear garden, perfect for barbecues, morning coffee, or relaxing in the sunshine. To the front, you'll find a private driveway providing off-road parking plus a garage, ideal for secure parking or additional storage.

Situated in a desirable residential development, this home benefits from excellent local amenities, reputable schools, and great transport links. Whether you're commuting or working from home, this location offers the perfect balance of convenience and community living.

Agents Note.
Freehold
EPC Rating: B81
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
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- Beautifully Presented Four Bedroom Semi-Detached Home
- Garage And Driveway In Front Of
- Open Plan Living-Dining Room
- EPC Rating: B81
- Offered To The Market With No Onward Chain
- Four Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band: D

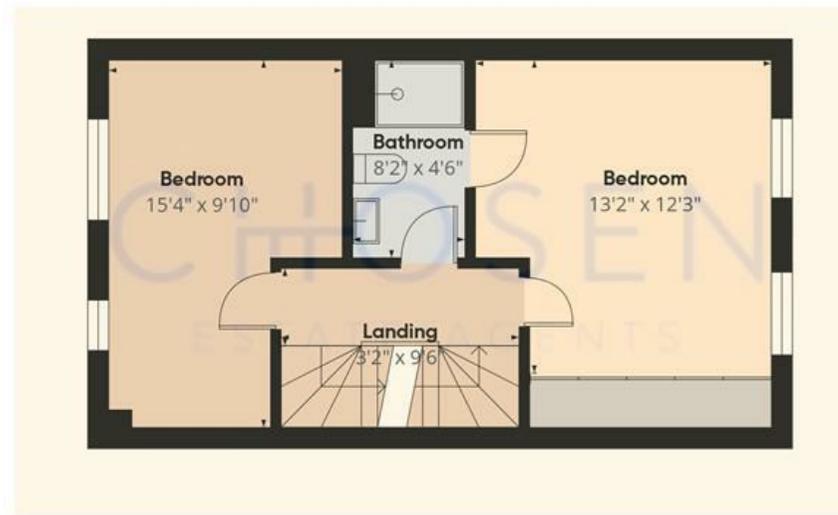
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1181 ft²

(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.

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