



8 Dane Close, Longlevens, Gloucester, GL2 0UA

£315,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Offered to the market with no onward chain and situated at the end of a quiet cul-de-sac in the sought-after area of Longlevens, this three-bedroom detached home offers well-proportioned accommodation, off-road parking, a detached garage, and an enclosed rear garden, making it an ideal choice for families or those looking to upsize.

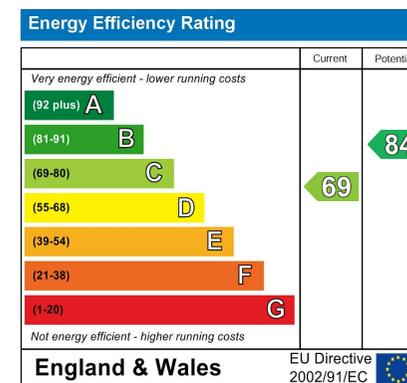
The ground floor briefly comprises an entrance hall leading through to a spacious sitting room, providing a comfortable and bright living space. To the rear of the property is a separate dining room which connects conveniently to the kitchen, creating a practical layout for everyday living and entertaining. The kitchen is positioned separately and is fitted with a range of units providing ample storage and worktop space. A useful utility room is accessed externally and provides additional space for appliances and storage. A downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, including two well-sized doubles and a third bedroom which could also serve as a nursery, home office, or dressing room. The family bathroom is also located on this floor and is fitted with a bath, wash basin and WC.

Externally, the property benefits from an enclosed rear garden which provides a private outdoor space suitable for relaxing or entertaining. To the front of the property there is off-road parking for two vehicles and a detached garage, offering additional storage or parking.

Located in a popular residential area, the property enjoys convenient access to local amenities, well-regarded schools, and transport links, while still benefiting from the peace and privacy of a cul-de-sac position.

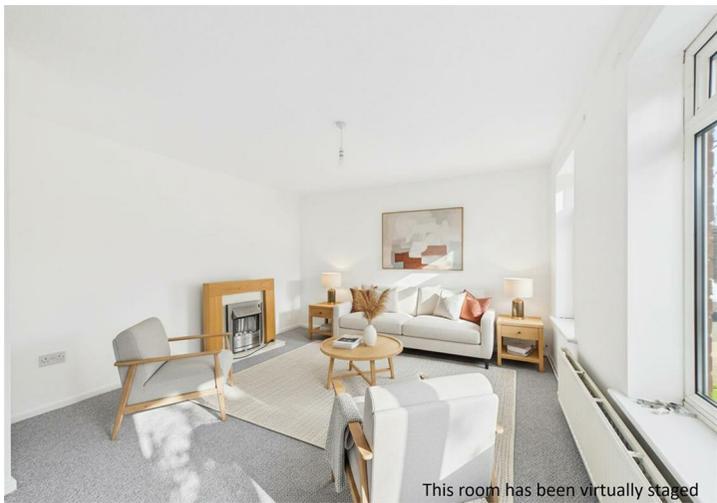
- Three bedroom detached home
- Enclosed rear garden
- Off-road parking for two vehicles
- EPC Rating - C69
- Located at the end of a quiet cul-de-sac
- Detached garage
- Opportunity to add your own stamp
- Council Tax Band - C



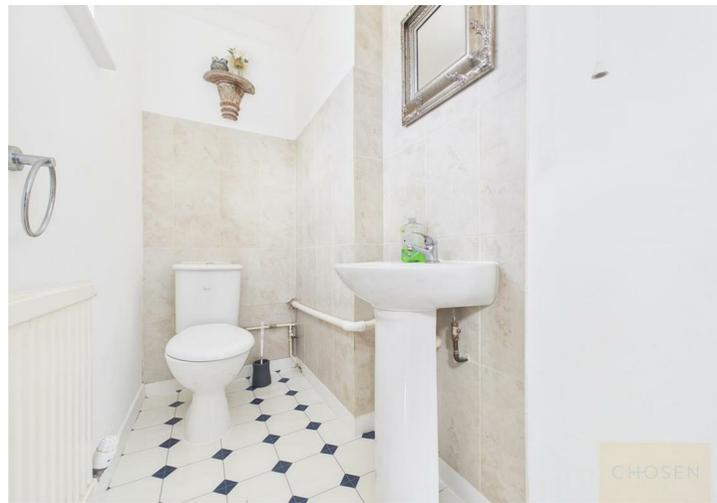
### Agents Note

Freehold  
EPC Rating: C69  
Gloucester City Council Tax Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk  
Rivers & Seas Very Low  
Surface Water Very Low



This room has been virtually staged



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This room has been virtually staged



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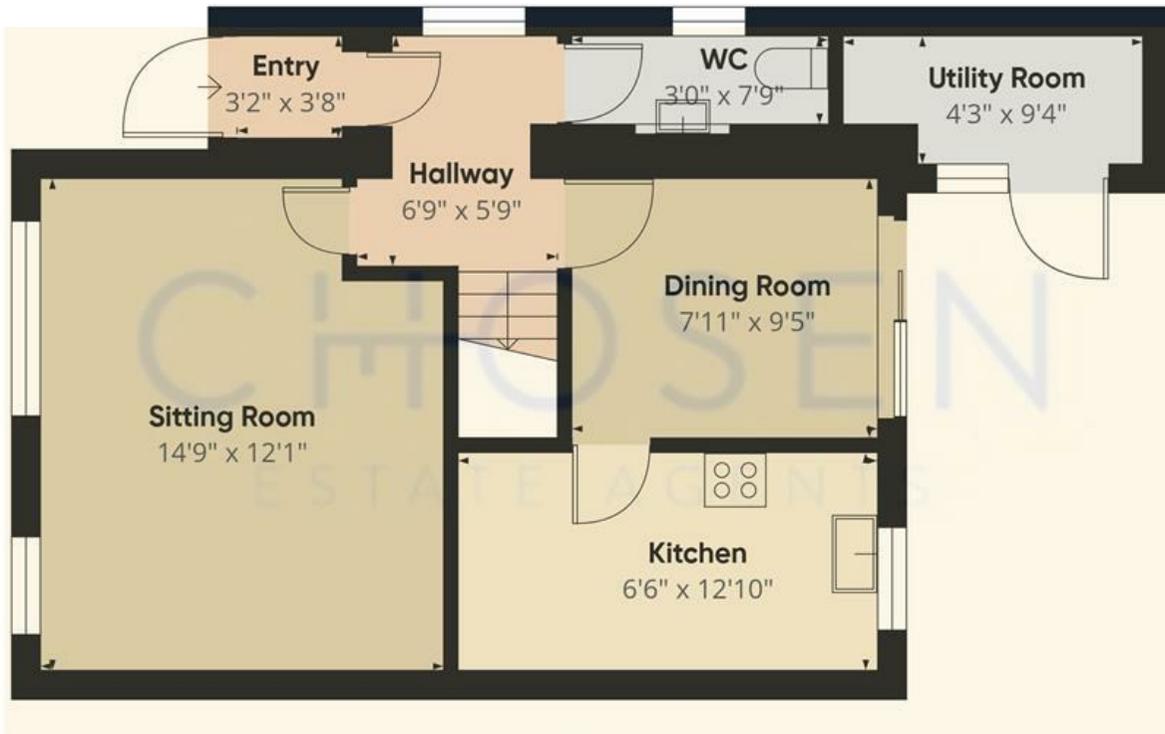


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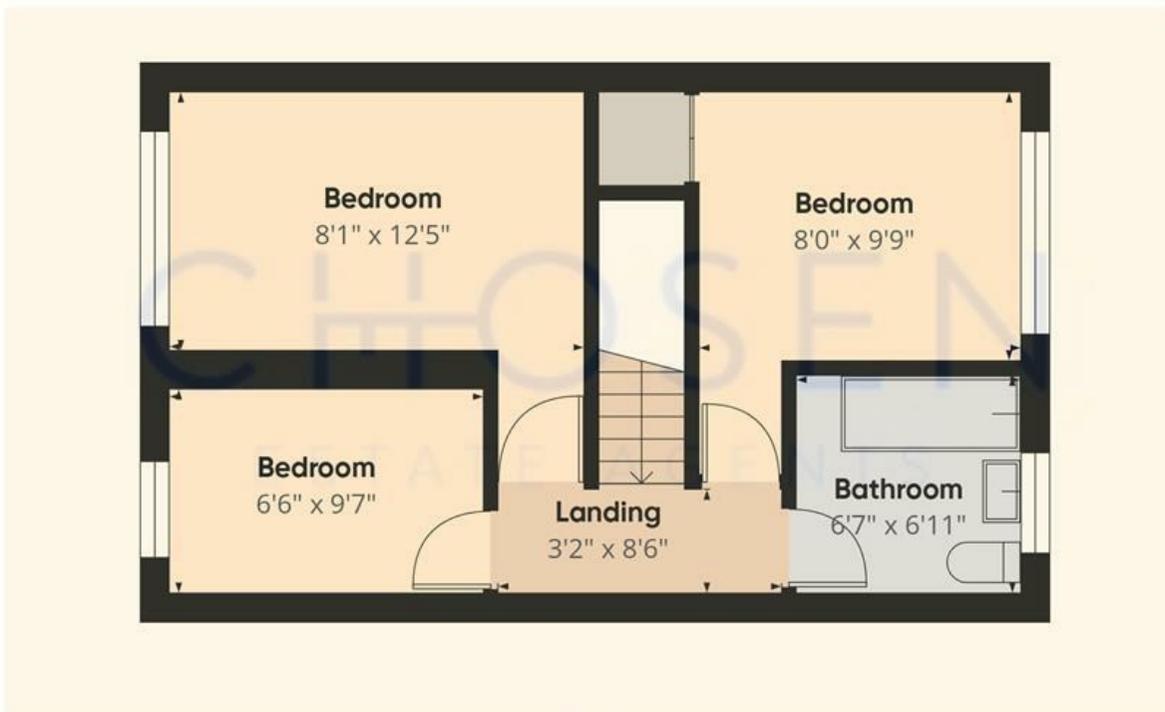


CHOSEN





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
812 ft<sup>2</sup>

(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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