



15 Penny Close, Longlevens, Gloucester, Gloucestershire, GL2 0NP

£337,500

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Farr & Farr Sales Lettings 

**15 Penny Close, Longlevens,
Gloucester, Gloucestershire, GL2
ONP**

£337,500

**A SPACIOUS DETACHED FAMILY HOME IN A
WONDERFULLY CONVENIENT POSITION
NOW IN NEED OF REFURBISHMENT**

The property comprises of 4 good sized bedrooms and bathroom to the first floor and to the ground floor, spacious lounge, kitchen with dining area and conservatory overlooking the well-kept gardens.

The property also benefits an integral garage and off-road parking. The property is situated approximately 2 miles to the East of Gloucester city centre, with some of the areas sought after schools which are within easy reach, and access to Cheltenham is only a very short drive.

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ENTRANCE HALL

Upvc double glazed front door with leaded light and coloured glass detail. Radiator. Staircase to landing. Hanging space.

CLOAKROOM

Low level W.C. Wash hand basin. Part tiled walls. Spotlights.

SITTING ROOM 15' 8" x 10' 6" (4.77m x 3.20m)

Laminated flooring. Radiator. T.V and cable point.

DINING ROOM 10' 2" x 8' 6" (3.10m x 2.59m)

Laminated flooring. Double radiator. Sliding patio doors to conservatory. Arch to:-

KITCHEN 9' 8" x 8' 5" (2.94m x 2.56m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Plumbing for washing machine. Space for dishwasher. Space for cooker. Fridge. Spotlights.

CONSERVATORY 11' 3" x 10' 2" (3.43m x 3.10m)

Brick base and timber double glazed units with ceiling screens. Electric radiator. Power. Glazed double doors to garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Radiator. Airing cupboard with water cylinder.

BEDROOM 1 10' 6" x 9' 8" (3.20m x 2.94m)

Range of three wardrobe cupboards. Radiator.

BEDROOM 2 9' 7" x 8' 9" (2.92m x 2.66m)

Radiator. Double wardrobe cupboard. Two mirrored sliding doors

BEDROOM 3 8' 4" x 7' 6" (2.54m x 2.28m)

Radiator. Wardrobe recess.

BEDROOM 4 9' 8" x 7' 4" (2.94m x 2.23m)

Wardrobe cupboard with sliding doors. Radiator.

EXTERIOR

Front gardens predominantly laid to brick pavia drive with parking for 3 cars plus gravelled area. Path to front door. Rear gardens enclosed and well landscaped with good area of double paved terrace with stone borders. Area of raised decking with step. Lawns. Further terrace with pergola above with hedges and close boarded fencing giving privacy. Outside tap.

GARAGE 15' 9" x 9' 2" (4.80m x 2.79m)

Power. Light and workbench.

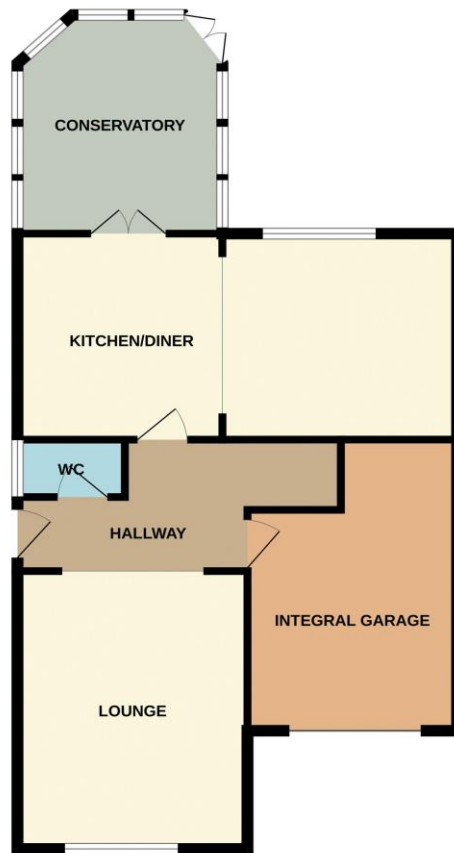
AGENTS NOTE

EPC: C-69 COUNCIL TAX: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk