



4 Bradshaw Close, Longlevens, Gloucester, GL2 0XJ

£379,950

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**Farr & Farr** Sales Lettings 



**4 Bradshaw Close, Longlevens,  
Gloucester, GL2 0XJ**

**£379,950**

**A DETACHED FAMILY HOME IN A POPULAR  
CUL-DE-SACE WITH A SIGNIFICANT  
EXTENSION, ALLOWING FOR A SELF  
CONTAINED ANNEX**

Bradshaw close is a small and quite cul-de-sac situated off Blackwater way and Greyhound Gardens approximately 2 miles to the East of Gloucester city centre. Excellent local shopping and good schools are within easy reach and access to Cheltenham and the M5 is only a very short drive. Number 4 has been subject of extension to the rear as well as the conversion of the garage giving good size accommodation and the possibility of a self-contained annex. Internally, there are four bedrooms on the first floor with the master having an ensuite as well as a family bathroom. To the ground floor a good size sitting room and kitchen/breakfast to the rear adjoining the garden as well as a self-contained Annex with a good size bedroom/sitting room, cloakroom and well fitted kitchen.

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**COVERED PORCH**

UPVC double glazed front door to:-

**ENTRANCE HALL**

Radiator. Staircase to landing. Door to annex and door to:-

**SITTING ROOM** 15' 2" x 11' 4" (4.62m x 3.45m)

Four double radiators. Flooring. Coved ceiling. Door to:-

**KITCHEN/DINER** 19' 9" x 10' 0" (6.02m x 3.05m)

Inset sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Built-in "Lamona" four ring electric hob and oven. Stainless steel extractor hood. Space for fridge/freezer. Double radiator. Understairs door. Cupboard and double UPVC double glazed doors to terrace.

**LANDING**

Access to loft. Linen cupboard.

**BEDROOM 1** 13' 8" x 8' 1" (4.16m x 2.46m)

Double radiator. Spotlights, Coved ceilings.

**ENSUITE**

Double shower cubicle with tiled splashback, controls and glazed sliding doors. Wash hand basin. Low-level WC. Vinyl floor. Part tiled walls. Radiator.

**BEDROOM 2** 14' 0" x 8' 3" (4.26m x 2.51m)

Laminate flooring. Double radiator. Coved ceilings. Spotlights.

**BEDROOM 3** 11' 2" x 8' 0" (3.40m x 2.44m)

Radiator. Coved ceiling. Spotlights. Laminate flooring.

**BEDROOM 4**

**BATHROOM**

White suite of panelled bath with stainless steel shower. Pedestal wash hand basin. Low level WC. Radiator. Vinyl floor. Three walls fully tiled. Extractor fan.

**ANNEX**

**BED/SITTING ROOM** 16' 6" x 8' 3" (5.03m x 2.51m)

High quality flooring. Double radiator. Inset ceiling spotlights. Wall light points. Coved ceiling. Dimmer switches. Door to:-

**INNER HALL**

Plumbing for washing machine. UPVC double glazed door to side.

**CLOAKROOM**

Low level WC. Corner wash and basin. Tiled floor. Extractor fan. Stainless steel radiator.

**KITCHEN**

Inset ceramic sink unit with mixer taps cupboards and drawers below. Wall and base units with worktops. Tiled floor. Built-in gas hob and built in double oven. Plumbing for washing machine. Space for fridge/freezer. Radiator. Inset ceiling spotlights. Coved ceiling. Recently installed Worcester gas central heating boiler .

**EXTERIOR**

Front gardens laid to driveway with parking for 3/4 cars. Side access to:-

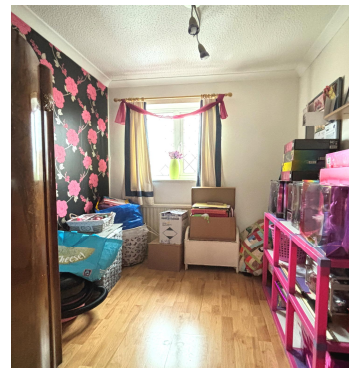
Rear gardens and south backing laid predominantly to lawns with paved terrace and garden shed, surrounded by fencing.

**AGENTS NOTE**

EPC: B-81

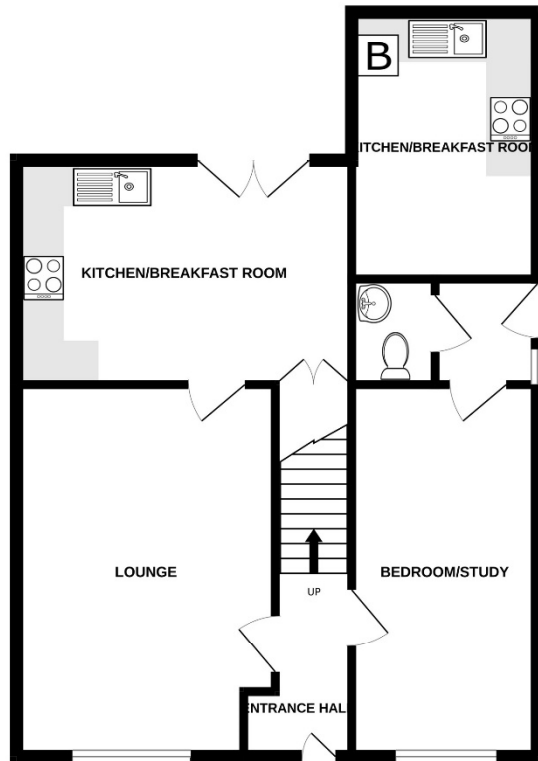
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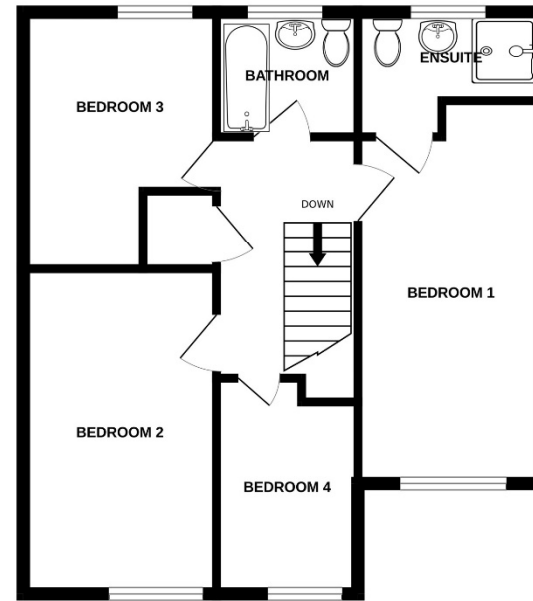




GROUND FLOOR



1ST FLOOR



4 BRADSHAW CLOSE

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.

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