



6 Flower Way, Longlevens, Gloucester, GL2 9JD

£325,000

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**Farr & Farr** Sales Lettings 



**6 Flower Way, Longlevens,  
Gloucester, GL2 9JD**

**£325,000**

**NEWLY MODERNISED TO VERY HIGH STANDARDS, AN EXTENDED SEMI DETACHED BUNGALOW WITH A DETACHED DOUBLE GARAGE AND UNUSUALLY LARGE PARKING AND GOOD SIZED GARDENS**

Flower Way is a very popular residential road of predominantly bungalows situated on the sought-after Oxstalls development, approximately 1 mile to the East of Gloucester city centre. Excellent shopping and good schooling are close by and access to Cheltenham and the M5 is a short drive. Number 6 has been the subject of very recent and complete modernisation as well as an extension and offers good sized well planned accommodation with the benefits of a new boiler, a new kitchen, bathroom, recent double glazing and new carpets throughout. To the exterior the gardens are a very good size. There is parking for many cars and unusually for a property of this type, a substantial detached double garage.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance**

UPVC double glazed front door to:-

**Hall**

Radiator. Access to loft.

**Sitting Room** 15' 3" x 11' 0" (4.64m x 3.35m)

Double radiator. Bay window to the front.

**Kitchen/ Diner** 23' 10" x 9' 0" (7.26m x 2.74m)

Kitchen area newly fitted. Inset stainless steel sink set into worktops with cupboards and drawers below. Wall and base units. Space for cooker with stainless steel back plate. Extractor hood. Plumbing for washing machine. Space for fridge. Radiator. Vinyl floor. Window to the side. Breakfast bar divide to;

**Dining area**

Radiator. UPVC double glazed French doors to terrace. Window to the rear.

**Bedroom 1** 10' 6" x 11' 3" (3.20m x 3.43m)

Radiator.

**Bedroom 2** 9' 6" x 9' 3" (1.83m x 2.82m)

Radiator.

**Bathroom**

White suite of panelled bath with contemporary mixer tap. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed system. Three walls fully tiled and one with Marbrex. Radiator. High-quality flooring.

**Exterior**

Front gardens of a good size. Laid for ease of maintenance. Driveway with parking for multiple cars. Gates to further area of parking. Side tap. Gate to rear gardens.

**Double Garage** 19' 2" x 17' 0" (5.84m x 5.18m)

Up and over door. Windows to the side. Door to rear gardens.

Rear gardens of a good size, laid predominantly to lawns with apple trees. Outside lighting and good sized paved terrace.

**Agents Note**

COUNCIL TAX: C

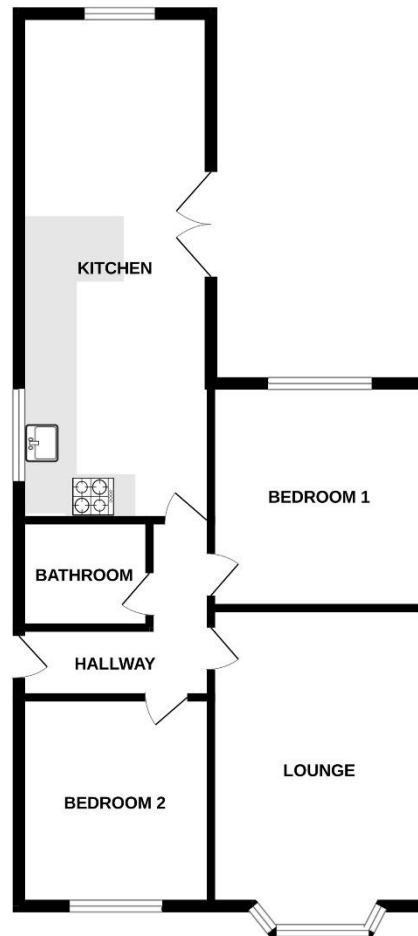
EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





GROUND 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.

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