



114 Elmleaze, Longlevens, Gloucester, GL2 0JZ

£259,950

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Farr & Farr Sales Lettings 

114 Elmleaze, Longlevens,
Gloucester, Gloucestershire, GL2 0JZ

£259,950

A WELL MAINTAINED SEMI DETACHED
HOUSE IN THIS POPULAR POSITION

Elmleaze is a popular residential road,
situated off the Elmbridge Road approximately
1 1/2 miles to the East of Gloucester city
centre. All local facilities are close by, good
schooling is within an easy reach,
Cheltenham and the M5 are only a short drive.

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ENTRANCE HALL

UPVC double glazed front door. Radiator. Staircase to landing and understairs cupboard. Consumer box.

SITTING ROOM 12' 8" x 11' 9" (3.86m x 3.58m)

Double radiator. Inset ceiling spotlights. TV point.

DINING ROOM 9' 0" x 9' 0" (2.74m x 2.74m)

Double radiator. Inset ceiling spotlights, UPVC double glazed sliding patio doors to terrace and garden.

KITCHEN 9' 8" x 9' 10" (2.94m x 2.99m)

Inset one a half bowl sink unit with mixer taps, cupboards and drawers below. Worktops. Wall cabinets. Gas hob with concealed extractor hood and oven below. Plumbing for washing machine. Space for fridge/freezer. Double radiator. Small breakfast bar with cupboards to either side.

FIRST FLOOR

LANDING

Access to loft. Flank window.

BEDROOM 1 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator.

BEDROOM 2 10' 4" x 9' 2" (3.15m x 2.79m)

Radiator.

BEDROOM 3 9' 4" x 7' 0" (2.84m x 2.13m)

Radiator.

BATHROOM

White suite of panelled bath with separate stainless steel double shower and glazed screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Part tiled walls.

EXTERIOR

Front gardens with wall, gate and path front door to covered side access.

WORKSHOP 10' 0" x 5' 0" (3.05m x 1.52m)

Light. Glazed door to:-

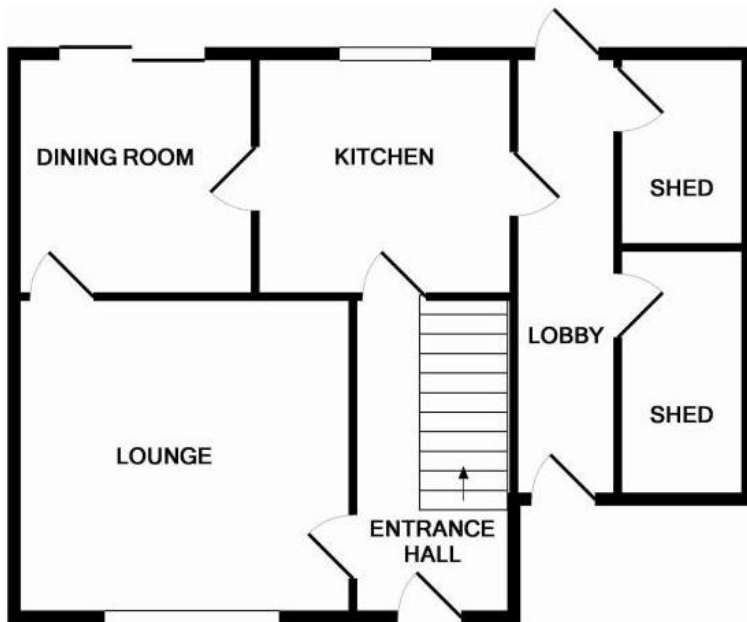
Rear gardens with full with terrace path and lawns. Mature trees, garden store and greenhouse. All enclosed by close boarded fencing.

AGENTS NOTE

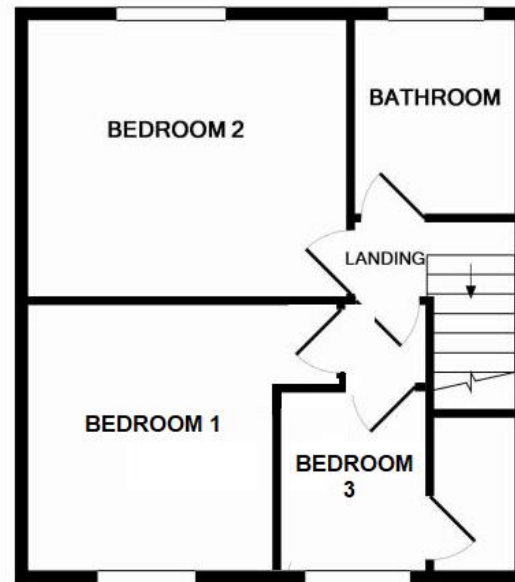
COUNCIL TAX: B EPC: D-58

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 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 floor plan 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