



93 Beechcroft Road, Longlevens, Gloucester, GL2 9HE

£260,000

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**Farr & Farr** Sales Lettings 

**93 Beechcroft Road, Longlevens,  
Gloucester, GL2 9HE**

**£260,000**

**A SEMI DETACHED HOUSE BUILT IN THE  
1950'S IN A VERY POPULAR POSITION**

Beechcroft Road is a very popular residential road on this sought after development of Oxstalls and is situated just over 1 mile to the north east of Gloucester city centre. Good local shopping, schools and transport facilities are all within easy reach and access to Cheltenham and the M5 is only a short drive. Number 93 offers good sized well planned accommodation with a small extension to the rear, enabling there to be a good dining/sitting room, as well as a living room with kitchen area. It has gas central heating and double glazing throughout. To the exterior, ample parking to the front, a garage and enclosed rear gardens.

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**ENTRANCE HALL**

UPVC double glazed front door and side slips. Tiled floor. Box radiator. Staircase to landing. Light. Glazed door to:-

**SITTING ROOM** 12' 8" x 14' 0" (3.86m x 4.26m)

Impressive fireplace with cast iron and tiled insets with coal effect gas fire. Coved ceiling. Three wall light points. Bay window to the front. Boxed radiator. Understairs cupboard. 15 light glazed door to:-

**KITCHEN/DINER**

Dining area 15' 7 x 10'8. Fireplace. Radiator. Shelving. Coved ceiling. Deep cloaks cupboard. Opening to Kitchen area 8'1 x 5 10. Inset 1 1/2 bowl ceramic sink with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Space for fridge. Plumbing for dishwasher and washing machine. Built-in Hotpoint double oven with gas hob and extractor hood. Spotlights. UPVC double glazed door to garden. Window.

**FIRST FLOOR**

**LANDING**

Access to loft with retractable ladder. Wall thermostat. Airing cupboard with Worcester gas fired central heating boiler.

**BEDROOM 1** 13' x 11' (3.96 x 3.35)

Two double wardrobe cupboards. Boxed radiator. Laminate flooring. Coved ceilings. Dimmer switch.

**BEDROOM 2** 10' 10" x 10' 0" (3.30m x 3.05m)

Laminate flooring. Radiator. Coved ceilings.

**BATHROOM**

White suite of panelled bath. Wash hand basin. Low-level WC. Fully tiled walls, Laminate flooring. Shaver light. Extractor fan. Vertical heated towel rail/radiator.

**EXTERIOR**

Front gardens of a good size with parking for 2+ cars. Lawns with shrub bed borders and mature bushes. Path to the front door. Side access with double gates and side. Drive to:-

**GARAGE**

Double doors to the front. Power and light.

Rear gardens, good area of paved terrace with sleeper beds to one side. Opening to lawns with central path and shrub bed borders. Timber Garden store with light. Greenhouse. Second area of terrace divided by arbour, paved with water feature. Beech tree. All enclosed by close boarded fencing.

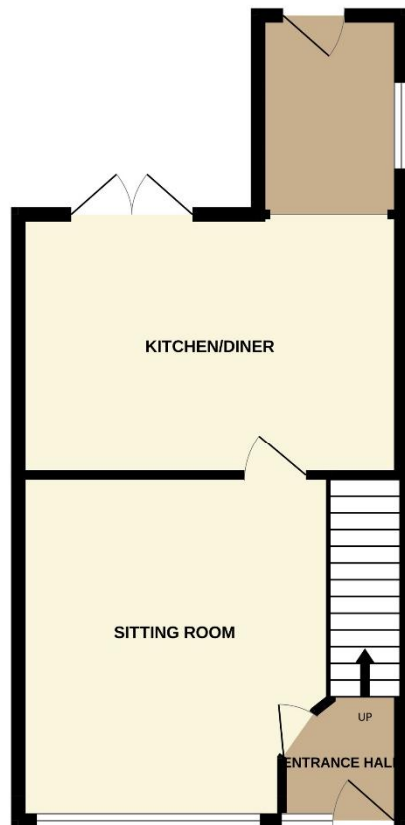
**AGENTS NOTE**

COUNCIL TAX: C

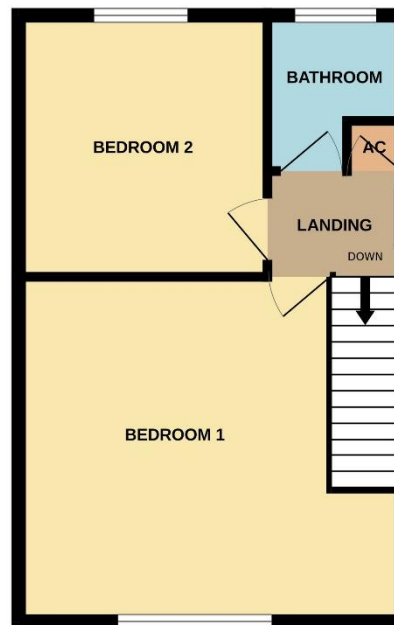
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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