



82 Innsworth Lane, Longlevens, Gloucester, GL2 0DE

£295,000



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Farr & Farr Sales
Lettings 

**82 Innsworth Lane, Longlevens,
Gloucester, GL2 0DE**

£295,000

**A GOOD SIZED SEMI DETACHED FAMILY
HOUSE BUILT IN THE 1950'S**

Innsworth Lane is a very popular residential road, situated approximately a mile and a half to the north east of Gloucester city Centre.

Good schooling and transport facilities are close by, also access to Cheltenham via local bus service and links to M5.

Number 82 offers good size accommodation and is in need of some updating but benefits some gas central heating, double glazing and a wide plot with a good drive, garage and enclosed rear gardens.

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Entrance Porch

Tiled floor, double radiator.

Sitting Room 12' 6" x 12' 2" (3.81m x 3.71m)

Gas effect fire in timber fireplace, double radiator ,arch to:-

Dining Room 11' 8" x 9' 8" (3.55m x 2.94m)

Double radiator, double UPVC double glazed French doors.

Kitchen 11' 7" x 8' 2" (3.53m x 2.49m)

Double drainer sink unit with mixer taps ,cupboard and drawers below, wall and base units, worktops, part tiled walls, tiled floor, built-in oven and hob with extractor hood. Glowworm gas fired, central heating boiler, larder cupboard ,UPVC double glazed door to the side.

Landing

Access to loft

Bedroom 1 12' 5" x 9' 8" (3.78m x 2.94m)

Radiator.

Bedroom 2 12' 0" x 9' 10" (3.65m x 2.99m)

Radiator.

Bedroom 3 8' x 8 (2.44m x 2.44m)

Radiator.

Bathroom

White suite of panelled bath with separate stainless steel shower, glazed screen and tiled splash back ,pedestal wash basin , radiator, low level W.C, tiled floor, inset ceiling spotlights.

Front garden

Good size with low wall and Mcadam drive with parking areas for several cars.

Garage 16' 6" x 6' 8" (5.03m x 2.03m)

Eaves storage, part up and over door, personnel door to covered area opening to rear garden

Utility room

Belfast sink, plumbing for washing machine, shelving

Rear Garden

Good area of paved terrace path, lawns with low wall and fence topped boundaries. Brick built barbecue, outside tap

AGENTS NOTE

COUNCIL TAX: C

EPC: D-66

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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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