



96 Longford Lane, Gloucester, Gloucestershire, GL2 9HA

£725,000

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Farr & Farr Sales Lettings 

**96 Longford Lane, Gloucester,
Gloucestershire, GL2 9HA**

£725,000

**A QUITE EXCEPTIONAL DETACHED FAMILY HOME
THAT HAS BEEN COMPLETELY REBUILT
OFFERING SUPERB FAMILY ACCOMMODATION
SET IN 1/3 ACRE GARDENS**

Longford Lane is a very popular residential road of predominantly individual properties and set approximately 1 1/2 mile to the north east of Gloucester city centre. Good local shopping is close by, the heart of Longlevens is within walking distance, some of the areas most sought after schools are within easy reach and Cheltenham and the M5 are only a short drive.

Number 96 has been completely rebuilt and extended by the very knowledgeable owner and now offers individual and large detached family accommodation.

All four bedrooms are doubles, the master has an ensuite and to the ground floor is a superb open plan 25' x 27' living room/dining kitchen with two sets of large bifold doors overlooking the 1/3 acre gardens.

Additionally, there is a formal sitting room and a study/hall as well as a large utility and cloakroom. It is heated by gas and has double glazing throughout. To the exterior, there is parking for many cars to the front and wide side access to large rear gardens offering significant further potential for large garages, studios or home office.

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ENTRANCE PORCH

composite front door to:-

RECEPTION HALL 15' 0" x 13' 6" (4.57m x 4.11m)

Contemporary radiator. Inset ceiling spotlights. Built-in study furniture with desk, drawers and a range of shelves and cupboards. Glazed door to:-

SITTING ROOM 13' 6" x 11' 10" (4.11m x 3.60m)

Contemporary radiator. TV point.

LIVING/KITCHEN/DINING ROOM 27' 6" x 25' 0" (8.38m x 7.61m)

(Max) Kitchen area very comprehensively fitted with Quartz worktops and inset sink and contemporary mixer tap. Built-in oven and gas hob. Peninsula unit with pan drawers. Built-in larder fridge and full height freezer. Built-in dishwasher. Ceiling spotlights. Ceiling extractor. Opening to living/dining area with two contemporary radiators. Ceiling spotlights. TV point. Space for wall mounted television. Quadruple and triple bifold doors overlooking terrace and large gardens.

UTILITY ROOM 12' 6" x 5' 0" (3.81m x 1.52m)

Very comprehensively fitted with inset sink set into worktops with cupboards below. Plumbing for washing machine and space for dryer. Wall cupboards. Part tiled walls. Contemporary radiator.

CLOAKROOM

Low level W. C. Vanity unit wash hand basin and drawers below. Tiled splashback. Contemporary radiator. Ideal gas central heating boiler.

FIRST FLOOR

LANDING

Inset ceiling spotlights.

BEDROOM 1 16' 8" x 12' 7" (5.08m x 3.83m)

Contemporary radiator. TV point. Triple cupboard. View of the garden.

ENSUITE SHOWER ROOM

Double shower cubicle with electric shower. Tiled walls and matching floor. Vanity wash basin. Low level WC. Contemporary radiator. Towel rail. Extractor fan. Inset ceiling spotlights.

BEDROOM 2 14' 6" x 12' 4" (4.42m x 3.76m)

TV point. Contemporary radiator. Access to loft. Wardrobe cupboard.

BEDROOM 3 11' 2" x 12' 1" (3.40m x 3.68m)

TV point. Contemporary radiator.

BEDROOM 4 8' 9" x 8' 0" (2.66m x 2.44m)

Contemporary radiator. TV point.

BATHROOM

Of a good size. Double ended bath with shower attachment and separate double shower cubicle with double headed controls and glazed sliding screen. Vanity wash hand basin with cupboards below. Low level WC. Contemporary radiator/towel rail. Tiled walls and matching floor. Spotlights and extractor fan.

EXTERIOR

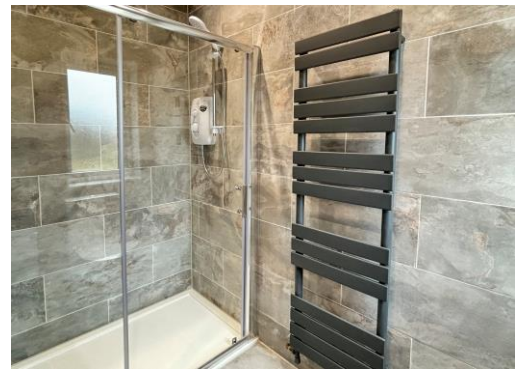
Front gardens extending to approximately 1/3 acre large area of gravel with parking for several cars and wide side access to:- Rear gardens, again with large area of gravel terrace onto lawns and further areas to be landscaped. Ample space for garage/studio or home office.

AGENTS NOTE

EPC: C-72

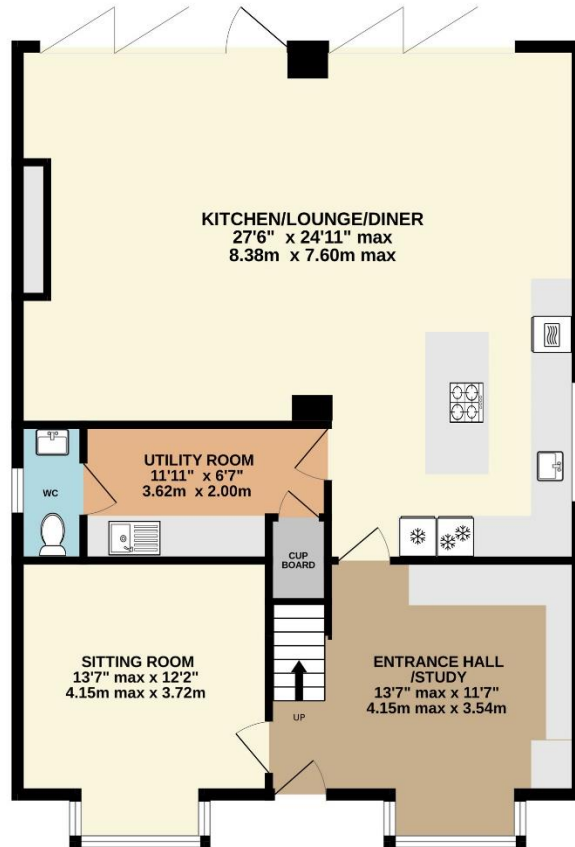
COUNCIL TAX: D



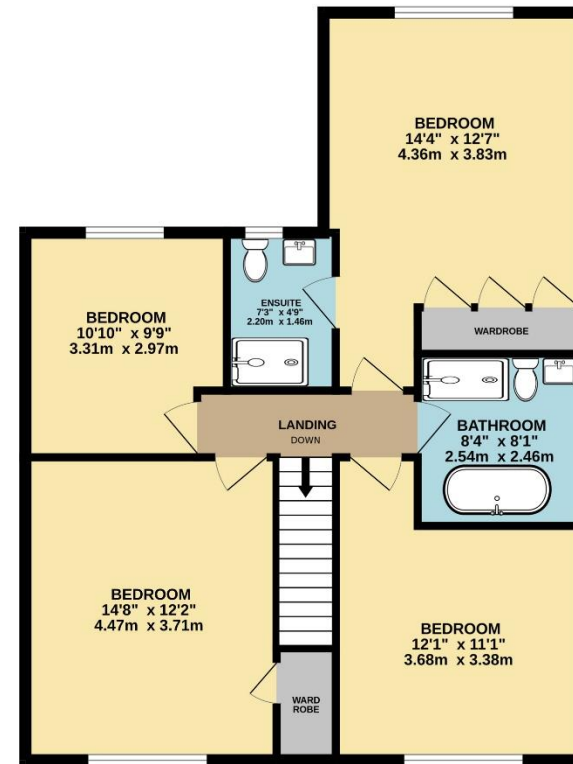


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 1842 sq.ft. (171.1 sq.m.) approx.

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.

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