



12 Fairmile Gardens, Longford, Gloucester, GL2 9DU

£285,000

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**Farr & Farr** Sales Lettings 

**12 Fairmile Gardens, Longford,  
Gloucester, GL2 9DU**

**£285,000**

A THREE STOREY TOWNHOUSE IN A VERY  
CONVENIENT POSITION THAT HAS BEEN  
BEAUTIFULLY LOOKED AFTER

Fairmile Gardens is a popular cul-de-sac situated just off Tewkesbury Road approximately 1 mile to the north of Gloucester city centre, excellent schools and good shopping are close by and the exciting Docklands development and Cathedral are within walking distance. Cheltenham and the M5 is only a short drive. Number 12 has been beautifully looked after and offers practical family accommodation with the benefits of 3/4 bedrooms, the fourth being on the ground floor and usable as a study as well as an open plan kitchen dining room/living room on the first floor with large windows offering a great deal of light. Additionally it is gas centrally heated and double glazed throughout and to the exterior, has ample parking a garage and south backing enclosed gardens.

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**ENTRANCE PORCH**

Tiled floor. Store cupboard. UPVC double door to:-

**ENTRANCE HALL**

Staircase to landing. Double radiator. Understairs cupboard. Door to garage. Cloaks cupboard. Airing utility cupboard with plumbing for dryer and storage above.

**CLOAKROOM**

Wash hand basin set into worktop with cupboards below. Vaillant gas central heating boiler. High-quality flooring. Radiator.

**STUDY/BEDROOM 4 9' 2" x 9' 1" (2.79m x 2.77m)**

Radiator. High-quality flooring. UPVC double glazed sliding patio doors to garden.

**FIRST FLOOR**

**LANDING**

Opening to:-

**OPEN PLAN SITTING/DINING/KITCHEN 26' 8" x 15' 0" (8.12m x 4.57m)**

Sitting area with large full height picture window to the front. Double radiator. TV point. High-quality flooring. Opening to dining area and kitchen area, comprehensively fitted with inset single drainer stainless steel sink with cupboards and drawers below. Wall and base units with worktops. High-quality flooring. Space for fridge and freezer. Built-in oven and gas hob. Built-in dishwasher. Spotlights. Large window overlooking the rear garden to the south.

**SECOND FLOOR**

**LANDING**

Access to loft. Linen cupboard.

**BEDROOM 1 13' 4" x 9' 6" (4.06m x 2.89m)**

Wardrobe cupboard.

**BEDROOM 2 11' 9" x 9' 6" (3.58m x 2.89m)**

Radiator. Wardrobe cupboard.

**BEDROOM 3 9' 3" x 5' 8" (2.82m x 1.73m)**

Radiator. Overstairs cupboard.

**BATHROOM**

Panelled bath with mixer shower attachment. Fully tiled splashback and curtain. Low level WC. Wash hand basin. Vinyl floor. Heated towel rail.

**EXTERIOR**

Front gardens with drive and lawns. Path to front door. Rear gardens, South backing and very well maintained. Predominantly laid to Astroturf with path surround and raised are. Enclosed by close boarded fencing. Outside security light and tap.

**GARAGE 17' 7" x 8' 7" (5.36m x 2.61m)**

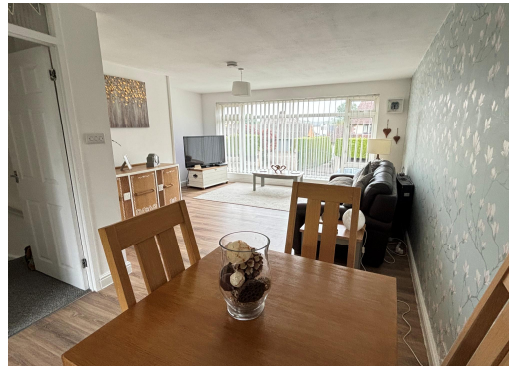
Up and over door. Power and light.

**AGENTS NOTE**

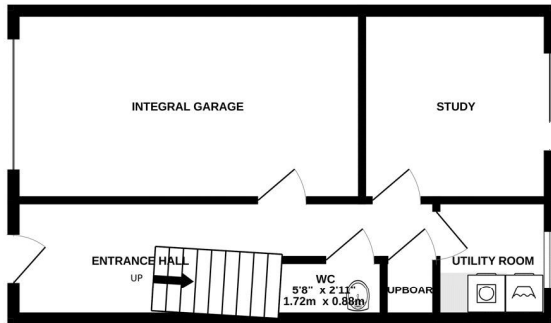
EPC: D-60

COUNCIL TAX: C

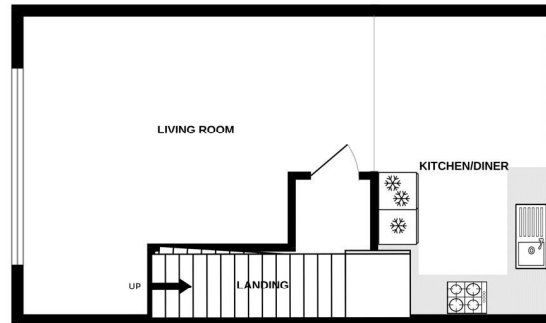
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



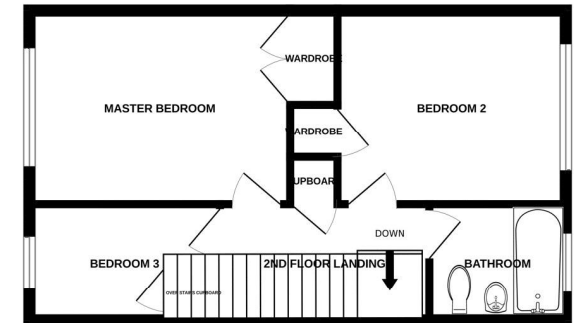
GROUND FLOOR



1ST FLOOR



2ND 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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