



40 Bradley Close, Longlevens, Gloucester, GL2 9LA

£434,950

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Farr & Farr Sales Lettings 

**40 Bradley Close, Longlevens,
Gloucester, GL2 9LA**

£434,950

**A VERY WELL BUILT AND LARGE DETACHED
FAMILY HOME IN NEED OF REFURBISHMENT**

Bradley Close is a very popular and quiet cul de sac situated off Oxstalls Lane approximately 1 ¼ mile to the North East of Gloucester city centre. Some of the areas most sought after schools are close by, good local shopping is an easy reach and access to Cheltenham and the M5 is only a short drive.

Number 40 offers good size and light accommodation and is in need of internal refurbishment. The accommodation, a blank canvas, offers four good size double bedrooms as well as a bathroom and to the ground floor, a large sitting room adjoining the garden, a formal dining room as well as a cloakroom and good size kitchen/breakfast room. It is heated by gas and has double glazing throughout.

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ENTRANCE PORCH

Upvc front door and hardwood door to:-

ENTRANCE HALL

Staircase to landing. Double radiator. Alarm controls.

CLOAKROOM

Low level WC. Wash hand basin. Radiator.

SITTING ROOM 18' 0" x 11' 0" (5.48m x 3.35m)

Three wall light points. Double radiator. Wide upvc double glazed sliding patio doors to terrace and garden.

DINING ROOM 11' 8" x 11' 10" (3.55m x 3.60m)

Radiator. Hatch to:-

KITCHEN/BREAKFAST ROOM 14' 7" x 7' 9" (4.44m x 2.36m)

Inset 1 and 1/2 bowl sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Double radiator. Plumbing for washing machine. Window overlooking and UPVC double glazed door to side.

FIRST FLOOR

Linen cupboard. Access to loft.

BEDROOM 1 14' 9" x 12' 2" (4.49m x 3.71m)

Windows to the front. Radiator. Wardrobe cupboard.

BEDROOM 2 11' 7" x 11' 0" (3.53m x 3.35m)

Radiator.

BEDROOM 3 14' 8" x 7' 10" (4.47m x 2.39m)

Radiator.

BEDROOM 4 15' 2" x 7' 9" (4.62m x 2.36m)

Radiator.

BATHROOM

Of a good size with a recently fitted White suite of panelled bath. Wash hand basin. WC. Part-tiled walls. Vinyl floor. Separate shower with Mira controls and fully tiled walls.

EXTERIOR

Front gardens predominantly laid to brick pavia drive with parking for 4+ cars. Rear gardens South Easterly backing and very private with good area of paved terrace with raised steps to lawn with mature flower shrub and rosebed borders. Enclosed by fencing.

GARAGE

Up and over door. Power and light. Side access to:-

AGENTS NOTE

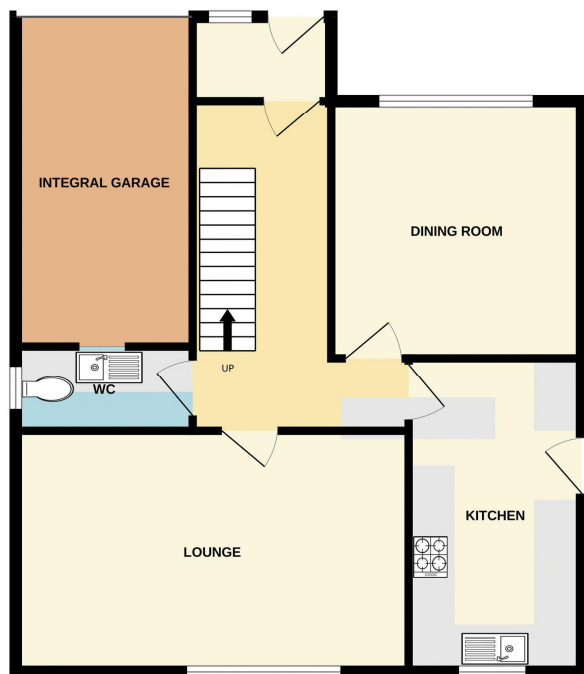
COUNCIL TAX: D

EPC: D-68

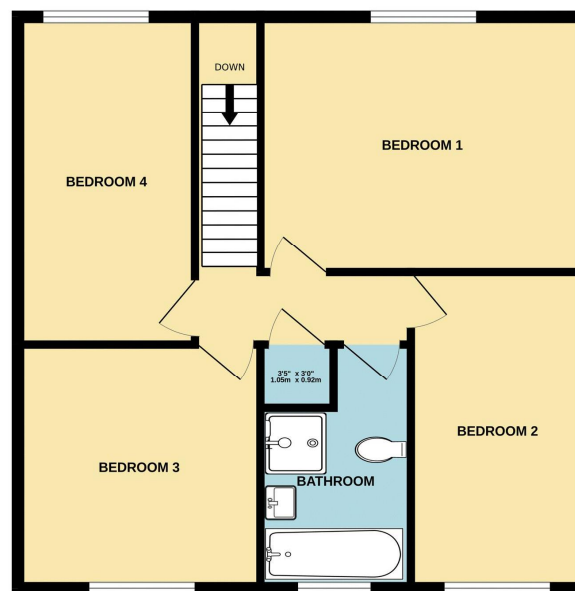
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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