



64A Church Road, Longlevens, Gloucester, GL2 0AA

OIEO £450,000

 | 4

 | 2

 | 1

  
**Farr & Farr** Sales Lettings 

**64A Church Road, Longlevens,  
Gloucester, GL2 0AA**

**OIEO £450,000**

**AN INDIVIDUAL CHALET STYLE DETACHED  
FAMILY HOUSE OF DECEPTIVE  
PROPORTIONS IN ONE OF GLOUCESTER'S  
MOST POPULAR RESIDENTIAL ROADS**

Church Road is one of Gloucester's most popular residential roads situated on the edge of the heart of Longlevens with good local facilities close by. Some of the area's most sought-after schools are within an easy reach and access to Cheltenham and the M5 is only a short drive. The property, an individual detached family home has been in the current ownership for many years and now offers highly adaptable accommodation of surprising proportions together with gated front gardens and large rear gardens. Internally there are four bedrooms of which three are on the first floor and one on the ground floor as well as two reception rooms and a good size kitchen/breakfast room. It is heated by gas, and has double glazing throughout.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **ENTRANCE PORCH**

Hardwood part glazed front door to:-

#### **ENTRANCE HALL**

Oak block flooring. Staircase to landing with understairs cupboard. Radiator. Large built-in airing cupboard with radiator.

#### **SITTING ROOM** 15' 6" x 12' 0" (4.72m x 3.65m)

Oak block floor. Brick fireplace with coal effect gas fire. Four wall light points. Radiator. UPVC double glazed double French doors to terrace and garden.

#### **DINING ROOM** 12' 0" x 12' 0" (3.65m x 3.65m)

Oak block flooring. Double radiator. Three wall light points.

#### **KITCHEN** 11' 0" x 10' 10" (3.35m x 3.30m)

Inset double drainer stainless steel sink unit with custom-made cupboards and drawers below. Wall and base units with worktops. Tiled floor. Built-in Zanussi double oven and four ring electric hob. Panelled walls. Shelving. Stable door to covered area and rear gardens.

#### **BEDROOM 1** 13' 8" x 9' 10" (4.16m x 2.99m)

Oak block flooring. Radiator.

#### **SHOWER ROOM**

Large double shower with marbrex splashback with double headed stainless steel shower with glazed screen. Vanity unit with wash hand basin with cupboards below. Low level WC. Tiled floor. Radiator.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft. Radiator. Access to eaves storage.

#### **BEDROOM 2** 15' 0" x 14' 0" (4.57m x 4.26m) (Max)

Range of wardrobes and over bed cupboards. Radiator.

#### **BEDROOM 3** 15' 0" x 12' 0" (4.57m x 3.65m)

Radiator.

#### **BEDROOM 4** 9' 6" x 7' 5" (2.89m x 2.26m)

Radiator. Access to eaves storage.

#### **EXTERIOR**

Front gardens approached via double five bar gate to splayed gravel drive with ample parking and turning areas, lawns and shrubs to either side with mature bushes, trees and rose beds.

Rear gardens of a very good size being both deep and wide. Full with paved terrace opening onto large area of lawn. Path with mature shrub bed borders and bushes. Flowers, shrubs, vegetable area and substantial greenhouse. Summer house. Path and fence divide to second area of gardens laid predominantly to lawns again with trees, bushes and shrubs. Outside tap, power and lighting

#### **UTBUILDINGS**

Utility room with plumbing for washing machine. Space for fridge/freezer and dryer. Power and light Outside WC. Garden store with light.

#### **GARAGE** 16' 2" x 9' 6" (4.92m x 2.89m)

Up and over door. Power and light. Cupboard with radiator and Worcester gas fired central heating boiler.

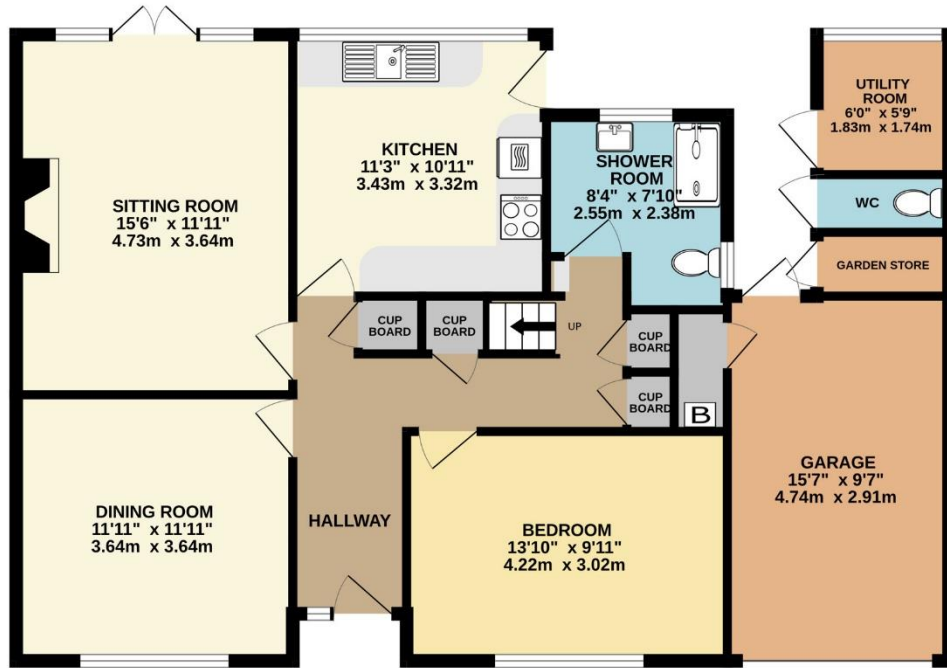
#### **AGENTS NOTE**

COUNCIL TAX: E

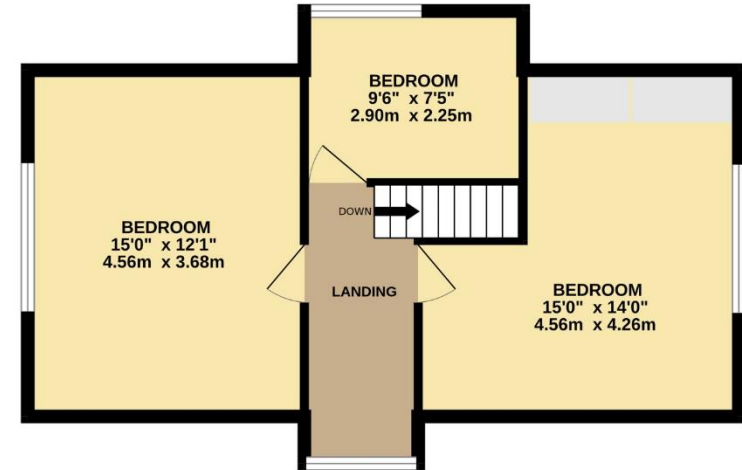
EPC: D61



GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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.  
Made with Metropix ©2024



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