



11 Sherwood Green, Longford, Gloucester, Gloucestershire, GL2 9BU

OIEO £350,000

🛏️ | 3

🛋️ | 2

🚿 | 2

  
**Farr & Farr** Sales Lettings 

11 Sherwood Green, Longford,  
Gloucester, Gloucestershire, GL2  
9BU

OIEO £350,000

A DELIGHTFUL 1960'S DETACHED HOUSE IN  
NEED OF UPDATING FEATURING A  
DETACHED ORANGERY

Sherwood Green is a small and quiet cul de sac situated just off Longford Lane approximately 1 mile to the North of Gloucester City centre. Good schooling is close by, the historic centre of Gloucester with the Cathedral and exciting Quay's development is within easy reach and access to both Cheltenham and the M5 is a short and convenient drive.

The property comprises of 2/3 bedrooms with 2 bathrooms, a study, sitting room, lounge/diner, kitchen, large conservatory and garage. The gardens are private and south backing and feature a detached orangery. Additionally 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

Telephone point. Radiator. Stairs to landing. Under stairs cupboard. High quality oak flooring.

#### SITTING ROOM/BEDROOM 3 10' 9" x 10' 5" (3.27m x 3.17m)

Double glazed window. Radiator. T.V. point. Telephone point.

#### BATHROOM

Walk in shower with self draining altro flooring Pedestal wash hand basin. Bidet. Low level w.c. Double glazed window. Radiator. Cork flooring.

#### STUDY 7' 3" x 6' 5" (2.21m x 1.95m)

Double glazed window. Radiator. Telephone point.

#### LOUNGE/DINER 23' 0" x 10' 9" (7.01m x 3.27m)

Log burner with slate tiling. Double glazed window to front aspect. Coved ceiling. Fitted wooden divide with shelving, cupboards & drawers. Corner cabinet. Radiator. Double doors to conservatory. Oak flooring. Sliding door to:-

#### KITCHEN 10' 8" x 7' 4" (3.25m x 2.23m)

Base units with cupboards & drawers below. Granite worktops. Stainless steel double bowl sink and drainer. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to garden aspect. Tiled floor.

#### CONSERVATORY 19' 8" x 13' 6" (5.99m x 4.11m)

Victorian style conservatory with double doors to garden. Gazco Stockton log effect fire. Door to garage.

#### FIRST FLOOR LANDING

Access to loft. Storage cupboard housing the boiler.

#### BEDROOM 1 13' 0" x 9' 9" (3.96m x 2.97m)

Double glazed window to front aspect. Radiator. Fitted wardrobes. Eaves storage.

#### BEDROOM 2 9' 8" x 7' 1" (2.94m x 2.16m)

Double glazed window to rear aspect. Radiator. Eaves storage.

#### BATHROOM

Pedestal wash hand basin. Low level w.c. Wood panelled bath.. Wall mounted storage cabinet. Stainless steel heated towel rail. Double glazed window. Part tiled walls. Cork flooring.

#### GARAGE 23' 8" x 17' 1" (7.21m x 5.20m)

Power & lighting. Double doors to front & rear.

#### ORANGERY 15' 8" x 10' 8" (4.77m x 3.25m)

#### GARDEN

Rear Gardens: Private & south backing, of a very good size with mature shrub bed borders with trees & bushes. Greenhouse. Summer house. Chicken coop with enclosed run. Pond. Side access. Outside tap. Multiple sheds. Patio area.

Front Gardens: Pathway to front door with gravelled area. Mature shrub bushes. Parking to 2+ cars.

#### LARGE GARDEN SHED/WORKSHOP 18' 0" x 12' 1" (5.48m x 3.68m)

Power & lighting. Eaves storage.

#### AGENTS NOTE

COUNCIL TAX: D

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
1319 sq.ft. (122.5 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.9 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