



103 Sandyleaze, Longlevens, Gloucester, GL2 0PU

£235,000



  
**Farr & Farr** Sales  
Lettings 

**103 Sandyleaze, Longlevens,  
Gloucester, GL2 0PU**

**£235,000**

**A GOOD SIZED TWO BEDROOM TERRACE  
HOUSE SITUATED IN A POPULAR &  
CONVIENIENT POSITION**

Sandyleaze is a very popular residential road situated just to the South of the Cheltenham Road approximately 1.5 miles to the East of Gloucester City Centre. Good local shopping and excellent schools are very close by and access to Cheltenham and the M5 is only a very short drive.

The property is in need of some updating but offers practical accommodation with 2 good bedrooms, family bathroom, sitting room, kitchen/breakfast room and utility area. Additionally, it has good sized rear gardens and off-road parking to the front of the property.

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

UPVC double glazed front door to:-

#### **ENTRANCE HALL**

Boxed radiator. Staircase to landing. Understairs cupboard.

#### **SITTING ROOM** 12' 6" x 11' 4" (3.81m x 3.45m)

Double radiator. Stone fireplace. TV point.

#### **KITCHEN/DINER** 18' 10" x 10' 0" (5.74m x 3.05m)

Kitchen area with inset 1 1/2 half bowl sink unit with mixer tap and cupboards below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Space for cooking range. Plumbing for dishwasher. Inset ceiling spotlights. Door to utility. Opening to:-

#### **UTILITY** 5' 8" x 5' 6" (1.73m x 1.68m)

Quarry tiled floor. Plumbing for washing machine. Space for dryer. Wall and base units. Double glazed doors to garden. Space for fridge/freezer.

#### **DINING AREA**

Double radiator. TV point. UPVC double glazed French doors to terrace and garden.

#### **LANDING**

Access to loft.

#### **BEDROOM 1** 15' 8" x 10' 0" (4.77m x 3.05m)

(With wardrobe recess) Double radiator. Two windows to the front. Ceiling fan. (Could be converted to 2 bedrooms).

#### **BEDROOM 2** 10' 10" x 10' 6" (3.30m x 3.20m)

Complete range of wardrobe cupboards with mirrored sliding doors. Radiator.

#### **BATHROOM**

Panelled bath with shower and glazed screen. Wash hand basin. Low level WC. Fully tiled walls. Tiled floor. Heated towel rail/radiator in stainless steel.

#### **EXTERIOR**

Rear gardens, south Westerly backing and of a very good size with paved terrace and central path with lawns to either side. Mature trees. Timber garden shed. Outside tap. Enclosed by close boarded fencing.

#### **AGENTS NOTE**

COUNCIL TAX: A

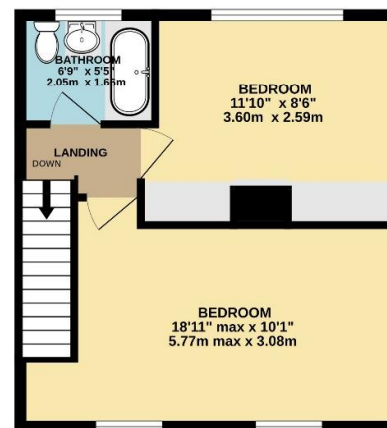
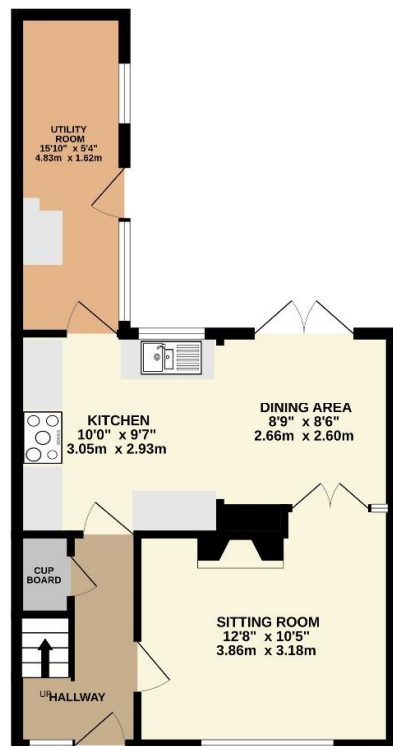
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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.  
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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