



7 Garden Way, Longlevens, Gloucester, GL2 9JL

£329,950




Farr & Farr Sales Lettings 

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Gloucester, Gloucestershire, GL2 9JL**

£329,950

**A 1950's SEMI DETACHED BUNGALOW THAT
HAS BEEN BEAUTIFULLY MAINTAINED AND
CLEVERLY ALTERED**

Garden Way is a very popular residential road situated on the sought-after Oxstalls development just over 1 mile to the East of Gloucester city centre. Good local shopping and transport facilities are close by and access to Cheltenham and the M5 is only a short drive. Number 7 has been beautifully looked after and improved in the current ownership and now offers two good sized bedrooms to the front and open plan sitting room/dining room and conservatory to the rear as well as a well fitted kitchen and bathroom.

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ENTRANCE HALL

UPVC double glazed front door. Boxed radiator. Access to loft. Wall thermostat. Airing cupboard with Valliant gas fired central heating boiler.

LOUNGE/DINER 21' 3" x 10' 9" (6.47m x 3.27m)

Double and single radiator. TV point. Window overlooking garden. Double UPVC double glazed French doors to:-

CONSERVATORY 11' 6" x 8' 2" (3.50m x 2.49m)

Double UPVC double glazed French doors to garden.

KITCHEN 0' 2" x 7' 5" (0.05m x 2.26m)

Comprehensively fitted with inset single drainer stainless steel sink unit with cupboards below. Wall and base units with worktops. High quality flooring. Built-in Hotpoint oven with four ring electric hob with stainless steel back plate and cooker hood. Plumbing for washing machine. Space for fridge/freezer. Radiator. Broom cupboard with metres and consumer box. Door to side.

BEDROOM 1 15' 3" x 10' 9" (4.64m x 3.27m)

Bay window to the front with radiator below. Second radiator.

BEDROOM 2 10' 10" x 10' 0" (3.30m x 3.05m)

Radiator.

SHOWER ROOM

Double shower cubicle with marbrex splashback and large glazed screen with Triton electric shower. Pedestal wash hand basin. Low level WC. Radiator. High-quality flooring. Extractor fan.

EXTERIOR

Front gardens, landscaped with parking for two cars. Lawns with gravel detailing. Path to the front door.

GARAGE

Double doors to the front. Power and light. Door to:-

Rear gardens, very private and well landscaped with area of terrace and low wall divide to lawns. Path and mature shrub bed borders. Garden shed. Enclosed by fencing giving privacy. Outside light and tap.

AGENTS NOTE

COUNCIL TAX: C

EPC: TBC



Awaiting floorplan

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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