



54 Colebridge Avenue, Longlevens, Gloucester, GL2 0RH

£410,000

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**Farr & Farr** Sales Lettings 

**54 Colebridge Avenue, Gloucester,  
Gloucestershire, GL2 0RH**

**£410,000**

**A BEAUTIFULLY MAINTAINED FOUR  
BEDROOM DETACHED FAMILY HOME IN  
LONGLEVENS**

Colebridge Avenue is a very popular treelined cul-de-sac situated off Merevale Road and the Barnwood Roads approximately a 1 1/4 miles to the east of Gloucester city centre. Some of the area's most sought after schools are either within walking distance or close by, good local shopping is within easy reach and access to both Cheltenham and the M5 is only a short drive.

Situated at the end of the cul-de-sac the property offers delightful & practical accommodation, comprising of four bedrooms, two bathrooms, kitchen/breakfast room, and good-sized living/dining room. Additionally, it has beautiful rear gardens, a garage and off-road parking.

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#### **ENTRANCE PORCH**

Light. UPVC double glazed front door into: -

#### **ENTRANCE HALL**

Stairs to landing. Understairs storage cupboard. Two radiators. Telephone point.

#### **SITTING/DINING ROOM 24' 11" x 11' 5" (7.59m x 3.48m)**

Three double glazed windows. Gas fire with surround. Wall mounted lights. Two radiators.

#### **KITCHEN/BREAKFAST ROOM 13' 9" x 8' 11" (4.19m x 2.72m)**

A range of wall & base units with cupboards and drawers below. Free standing fridge/freezer. Washing machine. Slimline dishwasher. Neff double oven and four ring hob with extractor fan. Splash back. Stainless steel sink and drainer with mixer tap. Double glazed window overlooking garden. Part tiled walls. Double glazed window to side. Door to garden. Wall mounted fan heater. Laminate flooring. Central heating control panel.

#### **DOWNSTAIRS BATHROOM**

Wash hand basin. Low-level WC. Fully tiled shower cubicle with Mira electric shower. Double glazed window. Wall mounted fan heater. Vinyl floor.

#### **FIRST FLOOR LANDING**

Double glazed window. Access to loft.

#### **BEDROOM 1 15' 2" x 10' 0" (4.62m x 3.05m)**

Two double glazed windows with dual aspect. Floor to ceiling fitted wardrobes. Radiator.

#### **BEDROOM 2 12' 8" x 11' 5" (3.86m x 3.48m)**

Double glazed window. Radiator. Cupboard housing the boiler & immersion tank.

#### **BEDROOM 3 10' 1" x 9' 1" (3.07m x 2.77m)**

Double glazed window to front aspect. Radiator.

#### **BEDROOM 4 8' 11" x 8' 4" (2.72m x 2.54m)**

Double glazed window. Radiator

#### **BATHROOM**

Panelled bath with handheld shower attachment. Pedestal wash handbasin. Low-level WC. Heated towel rail. Tiled walls. Wall mounted cabinet. Double glazed window. Vinyl flooring. Wall mounted fan heater.

#### **EXTERIOR**

Rear gardens Beautifully landscaped rear gardens with lawn area, shrub bed borders with mature trees & bushes. Gravel area with low level side fencing. Outside tap. Garden shed. Gated side access. Front gardens Mature hedging & lavender shrubs. Block paving drive with parking for 1 car. Paved area with low wall that could make further parking.

#### **GARAGE 16' 4" x 9' 8" (4.97m x 2.94m)**

Up and over door. Two double glazed windows. Power and lighting.

#### **AGENTS NOTE**

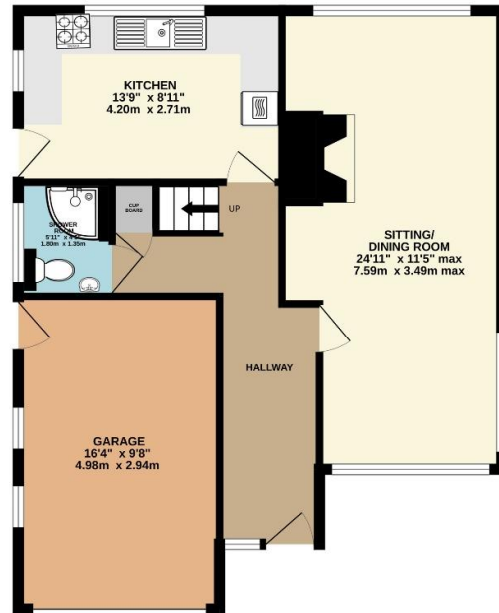
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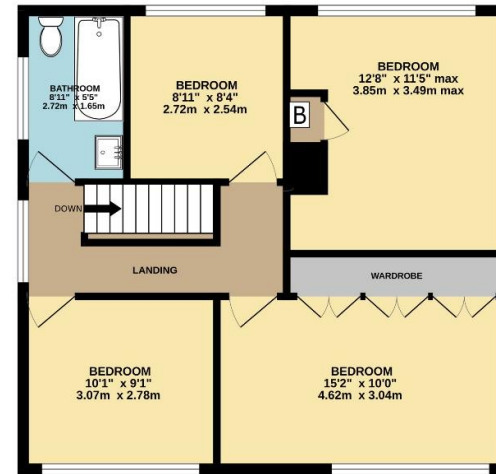
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.2 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.

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