



41 Wedgwood Drive, Longlevens, Gloucester, GL2 0AD

Offers in excess of £425,000




Farr & Farr Sales & Lettings 

41 Wedgwood Drive, Longlevens,
Gloucester, GL2 0AD

Offers in excess of
£425,000

AN INDIVIDUAL DETACHED FAMILY HOME IN
A QUITE HIGHLY SOUGHT AFTER AND
CONVENIENT POSITION

Wedgwood Drive is a very popular, quiet and
convenient cul-de-sac just off Church Road
on the edge of the heart of Longlevens.

Excellent facilities are within walking
distance, Gloucester city centre is
approximately 1 1/2 miles and Cheltenham
and the M5 is a short drive. Number 41 is an
individual detached family home of good
proportions in need of some internal
re-decoration. All three bedrooms are doubles,
there is a good size bathroom and to the
ground floor an extended sitting room which
adjoins and overlooks the garden as well as a
dining room and kitchen. It is heated
throughout, has double glazing and to the
exterior, very private gardens, a detached
garage and ample parking.

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COVERED PORCH

Hardwood front door to:-

ENTRANCE HALL

Wood Stripped floor. Radiator. Staircase to landing.

CLOAKROOM

Wash hand basin and tiled splashback. Low level WC.
Radiator. Shaver point. Understairs cupboard.

SITTING ROOM 19' 10" x 15' 6" (6.04m x 4.72m)

Triple aspect with windows to either side. UPVC double
glazed sliding patio doors to Westerly backing terrace
and garden. Two double radiators. Contemporary
fireplace with woodburning stove. TV point.

DINING ROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Double aspect. Two radiators.

KITCHEN 11' 2" x 9' 8" (3.40m x 2.94m)

Well fitted in light oak fronted units comprising inset 1
1/2 bowl sink set into granite worktops. Built-in Neff
double oven. Flooring. Gas hob with extractor hood.
Built-in fridge and freezer. Built-in dishwasher.
Spotlights. Cupboard with shelving. Door to rear lobby.

FIRST FLOOR

LANDING

Large window. Access to loft and airing cupboard with
radiator.

BEDROOM 1 15' 4" x 10' 10" (4.67m x 3.30m)

(+ door recess). Two radiators. Shelved store cupboard.

BEDROOM 2 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator. TV and cable points.

BEDROOM 3 9' 7" x 8' 8" (2.92m x 2.64m)

Radiator.

BATHROOM

White suite of panelled bath with separate stainless
steel double headed shower with glazed screen and fully
tiled splashback. Vanity unit with wash hand basin and
cupboards below. Low level WC with concealed cistern.
Contemporary stainless steel towel rail. Shaver point.
Inset ceiling spotlights.

EXTERIOR

Front gardens with Mcadam drive with parking for 3+
cars. Mature shrub bushes and path to the front door.
Rear gardens very private and South westerly backing
with paved terrace and lawns. All enclosed high fencing
giving complete privacy. Outside lighting and tap.

GARAGE

Up and over door. Power. Light. Wrought iron gate to
rear garden.

AGENTS NOTE

EPC: D-66

COUNCIL TAX: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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