



51 Sandyleaze, Longlevens, Gloucester, GL2 0PX

£295,000

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**Farr & Farr** Sales Lettings 



## 51 Sandyleaze, Longlevens, Gloucester, GL2 0PX

# £295,000

A very well maintained and improved semi-detached house together with large gardens in this popular area.

Sandyleaze is a popular residential road situated off the Elmbridge Road approximately a mile and a half to the east of Gloucester city centre. Some of the area's best schools are within walking distance and shopping is close by with access to the M5 only a short drive.

Number 51 has been beautifully maintained, upgraded and improved in the current ownership and offers well planned family accommodation with the benefits of a large sitting room to the front and an open plan kitchen diner to the rear as well as a utility room and conservatory. It is heated by gas, has double glazing throughout and to the exterior is ample parking and large gardens.

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### Entrance

Entrance porch with UPVC double glazed front door and side panels. Hanging area. Ornate timber front door with oval window and leaded coloured glass detail to:-

### Lounge 20' 10" x 10' 6" (6.35m x 3.20m)

High-quality timber flooring. Two double radiators. Bay windows to the front. TV point. Coved ceilings. Staircase to landing with under stairs cupboard and glazed double doors to:-

### Kitchen / Diner 21' 0" x 9' 10" (6.40m x 2.99m)

Dining area: High-quality timber flooring. Double radiator. WC. Double glazed French doors to conservatory. Kitchen area: Comprehensively fitted with one and a half bowl inset single, stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops over. Part tiled walls. Tiled floor. Built-in Bosch oven with five ring gas hob. Extractor hood. Built-in dishwasher. Inset ceiling spotlights. Built-in fridge. UPVC double glazed door to:-

### Utility Room 15' 0" x 5' 9" (4.57m x 1.75m)

Well fitted with base units. Worktops. Broom cupboard. Radiator. Vinyl tiled floor. Inset single stainless steel sink unit set into worktops with cupboard below. Plumbing for washing machine. Space for fridge. Spotlights. Double glazed door to rear.

### Cloakroom

Low level WC

### Conservatory 14' 0" x 9' 6" (4.26m x 2.89m)

High-quality timber flooring. Contemporary vertical radiator. Roof vent. French doors to garden.

### First Floor Landing

Access to loft. Flank window. Linen cupboard.

### Bedroom One 11' 4" x 10' 9" (3.45m x 3.27m)

Radiator

### Bedroom Two 11' 8" x 10' 3" (3.55m x 3.12m)

Two built-in double wardrobe cupboards with central drawers. Radiator.

### Bedroom Three 9' 5" x 7' 6" (2.87m x 2.28m)

Radiator.

### Bathroom

White suite panel bath with mixer taps and shower attachment. Stainless steel shower with glazed screen. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator. Inset ceiling spotlights. Extractor fan.

### Exterior

Front gardens: Low wall. McAdam drive with parking for three cars. Rear gardens: Very good size. Mature bushes and area of Astroturf. All enclosed by close boarded fencing. Timber summer house. Garden shed. Outside security lighting.

### Agent Notes

Council tax: B

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		



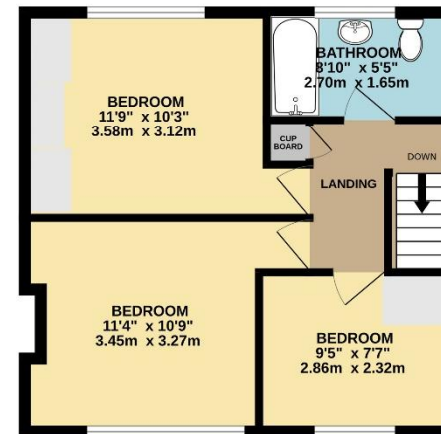




GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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