



116 Elmbridge Road, Longlevens, Gloucester, GL2 0PH

OIEO £395,000

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Farr & Farr Sales Lettings 

**116 Elmbridge Road, Longlevens,
Gloucester, GL2 0PH**

OIEO £395,000

**A SUBSTANTIAL EDWARDIAN STYLE SEMI
DETACHED HOUSE THAT HAS BEEN
EXTENDED TO PROVIDE EXCELLENT FAMILY
ACCOMMODATION**

Elmbridge Road is a very popular residential road of a variety of properties situated approximately 1 1/2 miles to the east of Gloucester city centre. Excellent local shopping is close by, some of the area's most popular schools are within walking distance and access to Cheltenham and the M5 is only a short drive. Number 6 has been modernised and extended within the current ownership by experienced owners and offers individual and spacious family accommodation. All four bedrooms are a good size. There is a bathroom to the ground floor as well as the first floor, a sitting room, as well as an open plan kitchen/diner. To the exterior, there is ample parking to the front and enclosed side passage with utility area and large rear gardens with a significant home office/gym or summer house.

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Entrance Hall

UPVC double glazed front door. Double radiator. Store area. Turning staircase to landing with understairs cupboard.

Sitting Room 14' 9" x 11' 6" (4.42m x 3.50m)

Attractive fireplace. Coal effect gas fire. Double radiator. TV point.

Kitchen/Diner

Dining Area 17' 1" x 12' 6" (5.20m x 3.81m)

Stripped wood floor. Brick corner fireplace with woodburning stove. Double radiator. Glazed double doors to small conservatory. Wide arch to:-

Kitchen Area

Inset ceramic one and a half bowl sink unit with cupboards below and mixer tap. Wall and base units with worktops above. Part tiled walls. Vinyl floor. Plumbing for washing machine and dishwasher. Space for cooker. UPVC double glazed door to side lobby.

Conservatory 7' 9" x 6' 0" (2.36m x 2.06m)

Tiled floor. Deep cupboard. Double glazed French doors to terrace and garden.

Bathroom

White suite. Panel bath. Mixer taps and shower attachment. Pedestal wash basin. Low-level WC. Part panelled walls. Vinyl floor. Double radiator. Extractor fan.

Side Lobby

Glazed double doors to the front. Opening to the rear. Outside tap. Store/utility space.

First Floor Landing

Access to loft. Airing cupboard with radiator.

Bedroom 12' 6" x 11' 6" (3.65m x 3.50m)

Victorian Iron fireplace. Radiator.

Bedroom 2 12' 6" x 8' 6" (3.81m x 2.59m)

Radiator.

Bedroom 3 10' 2" x 9' 7" (3.10m x 2.74m)

Radiator.

Bedroom 4 13' 2" x 7' 2" (4.01m x 2.18m)

Radiator.

Bathroom

Good size double ended freestanding panel bath. External stainless steel mixer taps with shower attachment. Shower cubicle, fully tiled with Mira controls. Glazed screen. Vanity unit with wash hand basin and drawers below. Low level WC. Medicine cabinet. Extractor fan. Heated towel rail/radiator.

External

Front gardens: Laid to both brick paving and gravel giving parking for 3 to 4 cars. Access through side lobby.

Rear Gardens: Of a very good size. Good area of paved terrace and lawns with gravel path. Shrub borders. Outside security lighting. Enclosed by fencing.

Home office/Gym 18' 2" x 11' 9" (5.53m x 3.58m)

Power and lighting. Double doors. Window to the front.

AGENTS NOTE

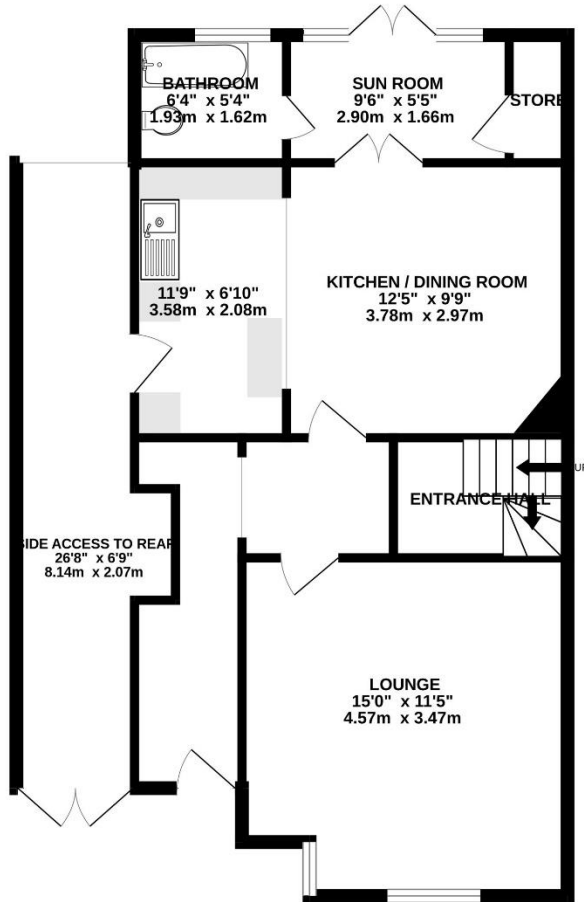
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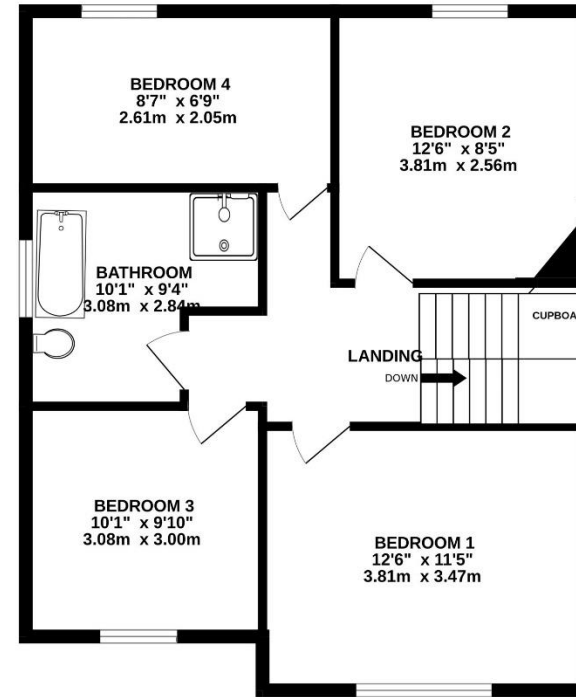




GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.2 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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