



21 Saintbridge Road, Longford, Gloucester, Gloucestershire, GL2 9FN

£375,000




Farr & Farr Sales
Lettings 

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Gloucester, Gloucestershire, GL2
9FN

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***A BEAUTIFULLY PRESENTED 4 BEDROOM,
DETACHED FAMILY HOME IN LONGFORD***

Situated in a popular & convenient location the property offers spacious and highly practical accommodation. The open plan kitchen/dining offers great family & entertaining space with a good-sized sitting room to the front of the property. There is a downstairs cloakroom and separate utility room and to the first floor, master bedroom with en-suite, three good sized bedrooms, and family bathroom. Fully enclosed low maintenance gardens to the rear with side access, garage and off road parking for two cars. The property also benefits from gas central heating and is in close proximity to good local schools, shops and bus routes.

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Entrance Hall

Approached via composite front door. High quality polished tiled floor. Stairs to first floor. Understairs storage cupboard.

Cloakroom

Low level W.C. Pedestal wash hand basin with mixer tap. Tiled splash back. Radiator. Tiled floor. Extractor fan.

Living Room 18' 2" x 10' 11" (5.53m x 3.32m)

Upvc double glazed bay windows to front. Television point. Radiator. Power points.

Kitchen/Dining Room 19' 7" x 12' 2" (5.96m x 3.71m)

Range of eye level and base storage units with roll edge laminate work surface. Stainless steel sink & drainer with mixer tap over. Six ring gas hob. Extractor hood. Double oven. Plumbing for dishwasher. Space for fridge/freezer. Island unit with cupboards below. Upvc double glazed windows to rear aspect. Upvc double glazed French doors to garden. High quality polished tiled flooring. x2 Radiators. Door to utility.

Utility room 5' 4" x 4' 9" (1.62m x 1.45m)

Upvc double glazed door to side aspect. Radiator. Tiled flooring. Wall unit. Roll edge laminate work surface with plumbing for washing machine and space for tumble dryer below. Combination boiler.

First Floor Landing

Radiator. Access to filly boarded loft space. Airing cupboard.

Bedroom 1 11' 10" x 10' 8" (3.60m x 3.25m)

Upvc double glazed window to front aspect. Radiator. Built in mirror fronted wardrobes. Power points. Door to en-suite.

En-suite

Radiator. Tiled shower cubicle. Pedestal wash hand basin with mixer tap over. Tiled splash backs. Low level W.C. Heated towel rail. Wall mounted vanity unit. Extractor fan.

Bedroom 2 10' 11" x 8' 6" (3.32m x 2.59m)

Upvc double glazed window to rear aspect. Radiator. Power points.

Bedroom 3 7' 4" x 8' 8" (2.23m x 2.64m)

Upvc double glazed window to rear aspect. Radiator. Power points.

Bedroom 4 7' 0" x 8' 8" (2.13m x 2.64m)

Upvc double glazed window to front aspect. Radiator. Power points.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin with mixer tap over. Low level W.C. Part tiled walls. Upvc double glazed window to side aspect. Heated towel rail. Extractor fan.

Rear Garden

Mainly laid to lawn with patio areas & shrub bed. Fully enclosed with fencing. Outside tap. Gated side access.

Garage

Single garage with up and over door. Power and lighting. Off road parking.

AGENTS NOTE

EPC: B

COUNCIL TAX: E

Please note this property has an annual service charge of £120.00

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	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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