



80 Elmbridge Road, Longlevens, Gloucester, GL2 0PD

£395,000

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Farr & Farr Sales & Lettings 

**80 Elmbridge Road, Longlevens,
Gloucester, GL2 0PD**

£395,000

**A LARGE EDWARDIAN SEMI DETACHED
FAMILY HOUSE IN A VERY POPULAR AND
CONVENIENT RESIDENTIAL POSITION**

Elmbridge Road is one of Gloucester's most popular residential road's situated just off the Barnwood Road a little over 1 mile to the East of Gloucester city centre. Excellent schools are on the doorstep, local shopping is close by and access to both the city centre, the exciting development of the quays and the M5 and Cheltenham are within easy reach.

Number 80 offers large family accommodation with four bedrooms and three reception rooms as well as a bathroom and cloakroom but is in now in need of some internal refurbishment. To the exterior, unusually for this type of property, there is ample parking to the front and a driveway at the side with shared access to a further area of concealed parking for two cars behind gates and a detached garage. The gardens to the rear are maturely landscaped and are a good size.

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ENTRANCE PORCH

Black, white, red and cream quarry tiled floor. Glazed door to:-

ENTRANCE HALL

Matching black, white, red and cream quarry tiled floor. Double radiator. Staircase to landing with understairs cupboard.

CLOAKROOM

WC. Wash hand basin. Quarry tiled floor.

SITTING ROOM 14' 3" x 12' 2" (4.34m x 3.71m)

Square bay window to the front. Lovely timber fireplace with cast iron tiled insets. Wood stripped floor. Deep cornice ceilings. Radiator. Arch to:-

DINING ROOM 15' 0" x 10' 7" (4.57m x 3.22m)

Bay window to the rear with built-in window seat and cupboards below. Wood stripped floor. Deep cornice ceiling. Double radiator.

BREAKFAST ROOM 11' 0" x 11' 0" (3.35m x 3.35m)

Fireplace with multi-fuel burning stove. Wood stripped floor. Boiler cupboard with Baxi gas fired central heating boiler.

KITCHEN 10' 0" x 11' 0" (3.05m x 3.35m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Marble tiled floor. Plumbing for washing machine. Space for fridge/freezer. Cooker and extractor hood. Inset ceiling spotlights. Windows to the side and rear overlooking the garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Linen cupboard.

BEDROOM 1 16' 7" x 14' 0" (5.05m x 4.26m)

Square Bay window. Radiator.

BEDROOM 2 13' 0" x 11' 7" (3.96m x 3.53m)

Double radiator.

BEDROOM 3 11' 0" x 10' 3" (3.35m x 3.12m)

Victorian style radiator.

BEDROOM 4 7' 8" x 8' 0" (2.34m x 2.44m)

Currently used as a study/office. Wardrobe cupboard and shelving.

BATHROOM

White suite of panelled bath with Victorian style mixer taps and shower attachment with second Mira electric shower. Tiled walls. Pedestal wash hand basin. Low level WC. Victorian style heated towel rail/radiator. Ceramic tiled floor.

EXTERIOR

Front gardens laid to lawns with shrubs, bushes and a small tree. Path to the front door and drive with parking. Double gates leading to second area of concealed parking with space for two cars.

The gardens are divided into three areas, the first being an afternoon sun terrace opening onto a shaded area with crazy paved path with low stone wall, shrubs and mature trees opening to an area of gardens laid to lawns with gravel terrace and enclosed by mature shrubbery giving privacy.

GARAGE

Built in brick with up and over door. Light and personnel door.

AGENTS NOTE

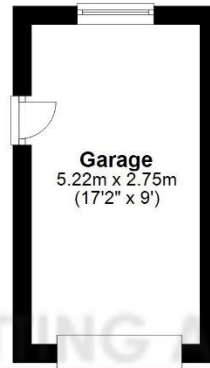
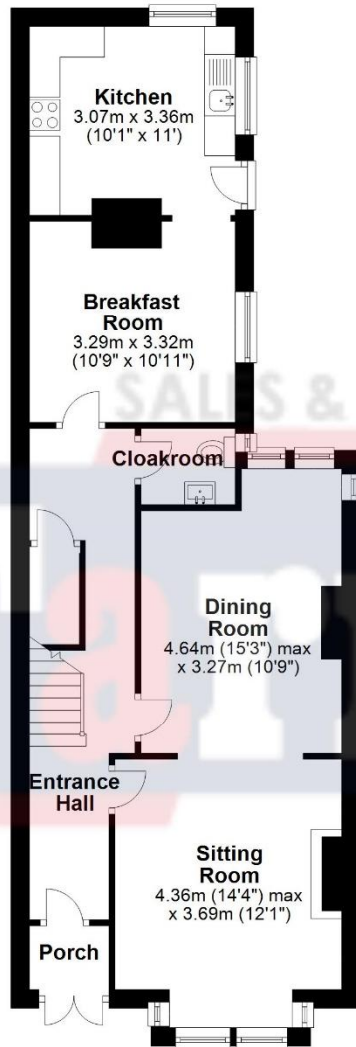
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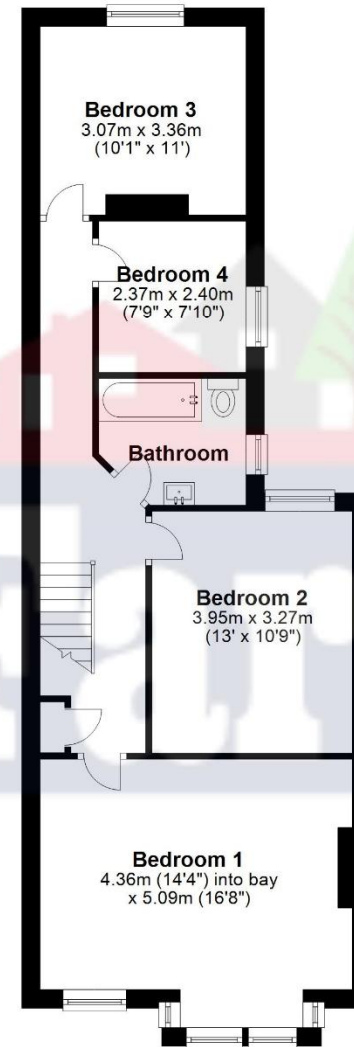
Ground Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



Total area: approx. 135.9 sq. metres (1463.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

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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