



89 Little Normans, Longlevens, Gloucester, GL2 0EH

£415,000

4

2

2


Farr & Farr Sales Lettings 

**89 Little Normans, Longlevens,
Gloucester, GL2 0EH**

£415,000

**AN ATTRACTIVE AND DECEPTIVELY
SPACIOUS DETACHED FAMILY HOME BEING
ONE OF THREE IN THIS POPULAR
RESIDENTIAL AREA**

Number 89 is one of three detached home's built via a well reputed local builder in this popular position. Internally the accommodation is deceptive as there are four bedrooms, three of which are good size doubles and bedroom two having its own dressing room. To the ground floor, a large sitting room, well planned dining room and good size kitchen. To the exterior there is ample parking to the front, garage and enclosed rear gardens. Little Normans is a popular residential road situated off Innsworth Lane approximately 2 miles to the north east of Gloucester city centre. Access to Cheltenham, the M5 and some of the area's most sought after school's are all within easy reach.

www.farranfarr.co.uk

ENTRANCE HALL

Composite front door. Staircase to landing. Burglar alarm. Radiator. Door to garage.

CLOAKROOM

Wash hand basin. Low-level WC. Radiator. Vinyl floor.

KITCHEN 14' 0" x 9' 8" (4.26m x 2.94m)

Well fitted with inset 1 and 1/2 half bowl stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. High-quality tiled flooring. Built-in glass and stainless steel oven with four ring induction hob and cooker hood. Kickboard heater. Built-in dishwasher and built in washing machine. Built-in fridge and freezer. Ceiling spotlights. Larder cupboard. UPVC double glazed door to the side and wide arch to:-

DINING ROOM 12' 4" x 9' 7" (3.76m x 2.92m)

Double radiator. Double UPVC double glazed French doors to terrace and garden. Glazed double doors to:-

SITTING ROOM 15' 0" x 12' 0" (4.57m x 3.65m)

Double radiator. TV point. UPVC double glazed French doors to terrace and garden.

FIRST FLOOR

LANDING

Access to boarded loft.

BEDROOM 1 11' 6" x 9' 6" (3.50m x 2.89m)

Radiator. TV point. Wardrobe cupboard.

ENSUITE

Shower cubicle with double headed stainless steel shower. Brick walls and glazed door. Low level WC. Pedestal wash hand basin. Tiled floor. Extractor fan. Radiator.

BEDROOM 2 12' 4" x 9' 0" (3.76m x 2.74m)

Radiator.

DRESSING ROOM 9' 0" x 8' 4" (2.74m x 2.54m)

Double wardrobe cupboards. Low-level cupboards and drawers. Spotlights.

BEDROOM 3 10' 0" x 9' 6" (3.05m x 2.89m)

Radiator. TV point.

BEDROOM 4 7' 9" x 5' 7" (2.36m x 1.70m)

Radiator. Built-in shelving.

BATHROOM

Panelled bath with central mixer taps and shower attachment with tiled splashback. Separate tiled shower cubicle with Triton electric shower and glazed folding doors. Low level WC. Pedestal wash hand basin. Tiled floor. Radiator.

EXTERIOR

Front gardens of a good size with mcadam driveway with parking for 3 cars. Good area lawns with fencing to one side and hedges to the other.

Rear gardens with full width, paved terrace and lawns with shrub bed borders. Enclosed by close boarded fencing. Timber garden shed.

GARAGE 17' 2" x 8' 9" (5.23m x 2.66m)

Up and over door. Light. Consumer box. Worcester gas fired central heating boiler.

AGENTS NOTE:

COUNCIL TAX: D

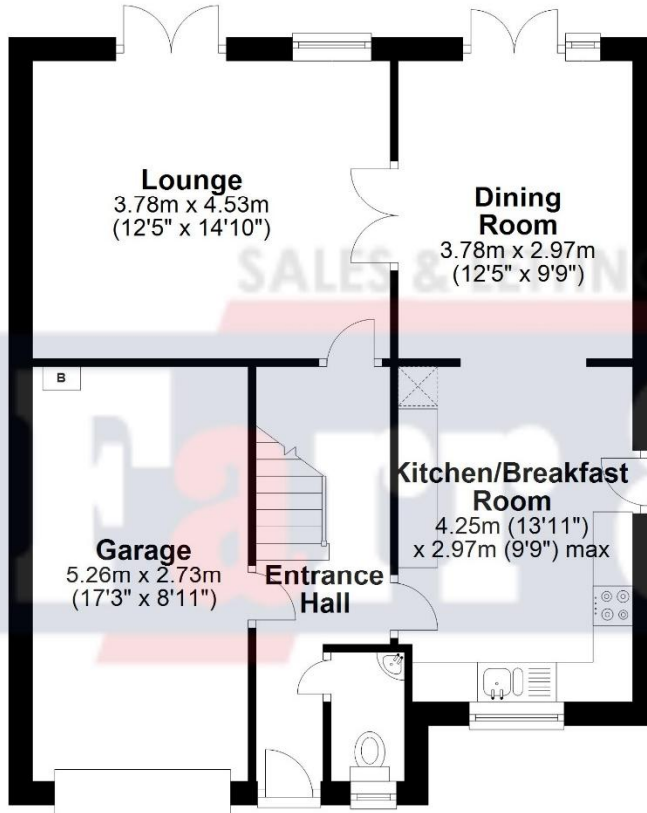
EPC: C





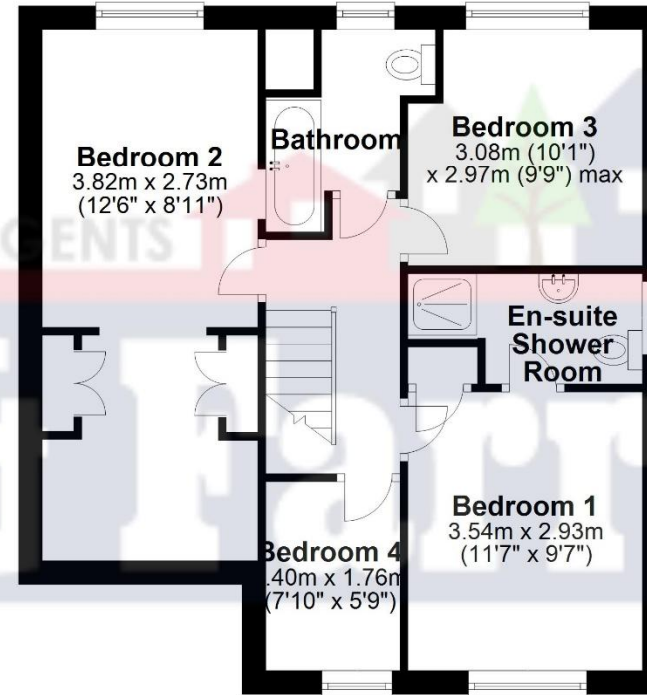
Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 108.9 sq. metres (1172.1 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.

City Centre

2a Worcester Street
Gloucester GL1 3AA

☎ 01452 500025

✉ enquiries@
farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT

☎ 01452 613355

✉ hucclecote@
farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ

☎ 01452 380444

✉ longlevens@
farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ

☎ 01452 238298

✉ lettings@
farrandfarr.co.uk