



46 Colebridge Avenue, Longlevens, Gloucester, Gloucestershire, GL2 0RH

£375,000




Farr & Farr Sales Lettings 

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Gloucester, GL2 0RH

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AN ENLARGED 1960'S SEMI DETACHED
FAMILY HOUSE THAT HAS BEEN BEAUTIFULLY
MAINTAINED IN THE CURRENT OWNERSHIP
FOR OVER 50 YEARS

Colebridge Avenue is a very popular and quiet
cul-de-sac situated off Merevale Road in this
highly desirable part of Gloucester. Local
shopping is close by and some of the area's
most sought-after schools are within walking
distance. Gloucester city centre is
approximately 1 1/4 mile to the west and
access to the M5 is only a very short drive.

Number 46 has been maintained for many
years in the current ownership and offers very
good size accommodation which has had the
benefit of the original garage being turned into
a dining room and garage being built as well
as carport to the side. Internally, all
bedrooms are doubles, there is a very good
size sitting room and a large kitchen which
overlooks the garden.

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LARGE ENTRANCE PORCH

Hardwood double glazed front door and windows to the
side with glazed door to:-

ENTRANCE HALL

Double radiator. Staircase to landing.

CLOAKROOM

Low level WC. Wash hand basin in vanity unit with
cupboard below. Tiled floor. Radiator. Space for hanging.

SITTING ROOM 23' 0" x 11' 2" (7.01m x 3.40m)

(Double length) Large picture window to the front. Double
radiator. Single radiator. Timber fireplace with cast iron
insets and coal effect gas fire. Wall light points. Window
and hardwood frame fully glazed door to garden.

DINING ROOM 12' 10" x 8' 6" (3.91m x 2.59m)

Radiator.

KITCHEN 13' 8" x 3' 0" (4.16m x 0.91m)

Inset 1 and 1/2 bowl single drainer stainless steel sink unit
set into worktops with cupboards and drawers below. Wall
and base units. Part tiled walls. Built-in oven and four ring
electric hob with extractor hood. Radiator. Inset ceiling
spotlights. Stable door to carport and garden.

BEDROOM 1 13' 7" x 10' 6" (4.14m x 3.20m)

Range of built-in wardrobe cupboards with central drawers
and high-level cupboards. Radiator.

BEDROOM 2 10' 10" x 10' 1" (3.30m x 3.07m)

Complete range of two double wardrobe cupboards and
high-level cupboards. Radiator.

BEDROOM 3 11' 2" x 9' 0" (3.40m x 2.74m)

Radiator.

BATHROOM

Fitted with matching suite of panelled bath. Fully tiled
shower cubicle. Large vanity unit with wash hand basin and
cupboards below. Low level WC with splashback and
stainless-steel controls. Extractor fan. Tiled walls.
Radiator. High-quality flooring.

EXTERIOR

Front gardens, macadam driveway with parking for two cars
with brick edges and brick path to the front door. Lawns
with shrub, rose beds, and fruit trees. Double gates
carport.

Rear gardens, very private with good area of paved terrace.
Lawns with an abundance of shrub beds and borders.
Outside light and tap. All enclosed by fencing.

CARPORT 23' 6" x 7' 9" (7.16m x 2.36m)

Side light. Opening to:-

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m)

Power and light. Door to:-

GARDEN STORE/WORKSHOP 8' 5" x 6' 0" (2.56m x 1.83m)

AGENTS NOTE

COUNCIL TAX: C

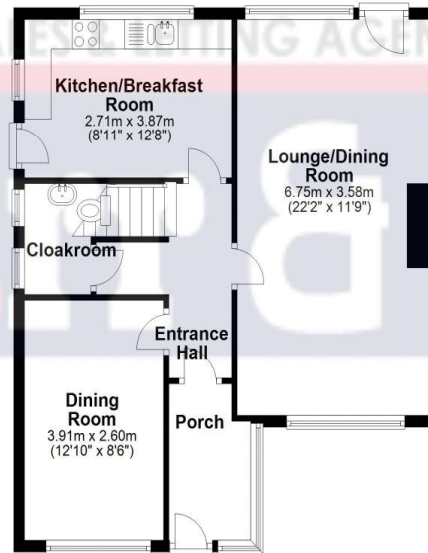
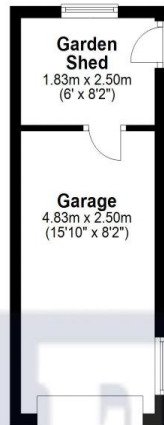
EPC: D-62

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



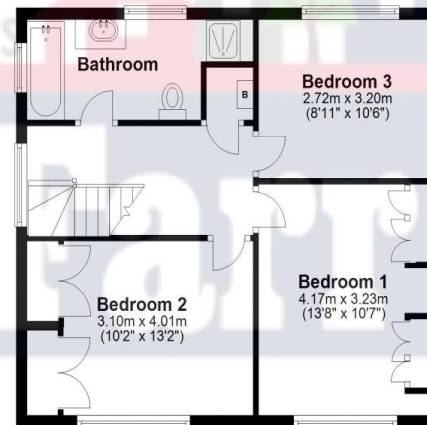
Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 112.1 sq. metres (1206.9 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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