



117 Cheltenham Road, Longlevens, Gloucester, GL2 0JQ

£435,000

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Farr & Farr Sales Lettings

**117 Cheltenham Road, Longlevens,
Gloucester, GL2 0JQ**

£435,000

**A 1930's SEMI DETACHED HOUSE THAT HAS
BENEFITTED FROM SIGNIFICANT EXTENSION
BOTH INTO THE ATTIC AND TO THE REAR
AND SET IN ONE OF GLOUCESTER'S MOST
POPULAR RESIDENTIAL POSITIONS**

Cheltenham Road is one of Gloucester's most popular residential road's just over a mile to the East of the city centre. Some of the area's popular schools and good local shopping are close by. Access to Cheltenham and the M5 is only a very short drive. Number 117 has been the subject of considerable extension to the rear, side and into the attic and has been beautifully looked after and updated in the current ownership. The master bedroom is on the top floor with its own ensuite shower room, there are three bedrooms and the bathroom is on the floor below. The ground floor has a formal sitting room and large U-shaped open dining/family/kitchen to the rear, all of which have access to the garden. Additionally there is a utility room, the exterior has newly installed resin stone with parking up to 5 cars and enclosed gardens to the rear.

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ENTRANCE PORCH

Wrought iron gate and UPVC double glazed door to:-

ENTRANCE HALL

Radiator. Turning staircase to landing with understairs cupboard.

CLOAKROOM

Low-level WC. Wash hand basin. Tiled floor. Extractor fan.

SITTING ROOM 14' 6" x 13' 0" (4.42m x 3.96m)

(into bay) Oak stripped floor. Timber fireplace with woodburning stove. Double radiator.

DINING/FAMILY ROOM 27' 1" x 10' 1" (8.25m x 3.07m)

Radiator. Ceiling spotlights. High-quality flooring. Ceiling lantern and triple double glazed bifold doors to garden and arch to:-

KITCHEN 22' 3" x 13' 6" (6.78m x 4.11m)

Beautifully and comprehensively fitted with inset one and a half bowl single drainer sink with mixer taps, cupboards below and abundance of wall and base units with worktops. Large peninsula unit with shelving, cupboards and drawers to either side. Space for cooking range. Built-in dishwasher. Space for an American style fridge/freezer. Windows and door to garden. Two Vellux windows. Radiator. Cupboard housing Worcester gas fired central heating boiler.

UTILITY

Stainless steel sink set into worktop with cupboards below. Plumbing for washing machine and space for dryer. Velux windows. Radiator. Tiled floor. UPVC double glazed door to the front.

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 1 14' 6" x 8' 0" (4.42m x 2.44m)

Complete range of wardrobe cupboards with timber sliding doors. Radiator.

BEDROOM 2 13' 6" x 10' 2" (4.11m x 3.10m)

Radiator. Double wardrobe cupboard.

BEDROOM 3 7' 2" x 7' 0" (2.18m x 2.13m)

Laminate flooring. Radiator. Shelved linen cupboard.

BATHROOM

Panelled corner bath with mixer taps and shower attachment. Separate large shower cubicle with stainless steel double headed controls and tiled splashback with glazed sliding doors. Low level W.C. Vanity unit with wash hand basin with cupboards below. Wall lighting. Ceiling spotlights. Heated rail. Radiator.

SECOND FLOOR

BEDROOM 4 17' 0" x 10' 2" (5.18m x 3.10m)

Velux windows to either side. Built-in shelving. Double radiator.

ENSUITE

Good sized fully tiled shower cubicle with stainless steel double headed controls. Pedestal wash hand basin. Low level WC. Tiled floor. Shaver light. Fully tiled walls. Velux window.

EXTERIOR

Front gardens with large area of resin stone hardstanding. Parking for five cars with fencing to either side and low wall to the front.

Rear gardens of a good size with "L" shaped decking and built-in seating. Path with lawns. Raised flower/vegetable beds. Second area of paved terracing with timber summerhouse. All enclosed by fencing and hedges.

COUNCIL TAX: D
EPC: C-71







Ground Floor



First Floor



Second Floor

Total floor area 155.4 sq.m. (1,673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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