



30 Merevale Road, Gloucester, Gloucestershire, GL2 0QY

£369,950

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Farr & Farr Sales Lettings 

**30 Merevale Road, Gloucester,
Gloucestershire, GL2 0QY**

£369,950

Attractively presented throughout, this charming 1930's three bedroom semi-detached property on Merevale Road has been modernised while retaining some original features.

The front door opens into an entrance hall and through to a living room with bay window to the front. At the rear, the dining room overlooks the rear garden while the kitchen is well fitted with a utility area.

Stairs lead to the first floor landing with three bedrooms, two of which are good sized doubles, and modern family bathroom.

To the front is a driveway with off-road parking and the large rear garden is south-facing with an area laid to patio and lawn.

Merevale Road is one of Gloucester's most popular roads within Longlevens and provides excellent access to Gloucester city centre, Cheltenham and the M5 motorway.

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Front External

Gravel driveway. Brick and fence surround. Mature borders.

Entrance Hall

Upvc front door. Laminate flooring. Radiator. Cupboard understairs.

Living Room 14' 10" x 11' 7" (4.52m x 3.53m)

Double glazed bay window to front. Laminate flooring. Curved radiator. Log burner.

Dining Room 15' 6" x 10' 10" (4.72m x 3.30m)

Double glazed French doors and windows to rear. Laminate flooring. Radiator.

Kitchen 14' 6" x 7' 1" (4.42m x 2.16m)

Double glazed window to side. Range of wall, base and drawer units. Wooden worktop over. Gas cooker with extractor hood over. Dishwasher. Laminate flooring. Utility area with window and door to rear. Worktop with space for washing machine.

First Floor Landing

Double glazed window to side. Floorboards.

Bedroom One 11' 0" x 14' 9" (3.35m x 4.49m)

Double glazed bay window to front. Floorboards. Curved radiator.

Bedroom Two 12' 2" x 10' 10" (3.71m x 3.30m)

Large double glazed window to rear. Carpet. Radiator. Access to loft.

Bedroom Three 8' 8" x 6' 3" (2.64m x 1.90m)

Double glazed window to front. Carpet. Radiator.

Bathroom

Frosted double glazed window to rear. WC. Basin. Bath with shower over. Heated towel rail. Part tiled walls. Vinyl floor.

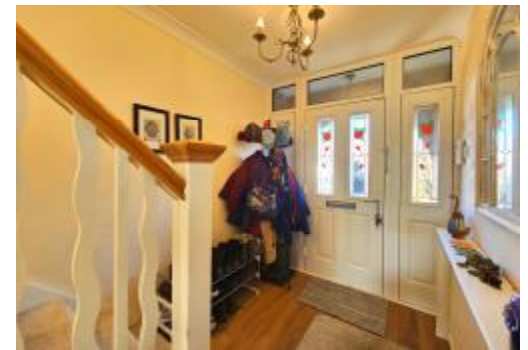
Rear Garden

Large south facing garden. Side access. Mostly laid to lawn with an area of patio and stones. Mature borders. Shed. Fence surround.

Agents Notes

EPC – D-68

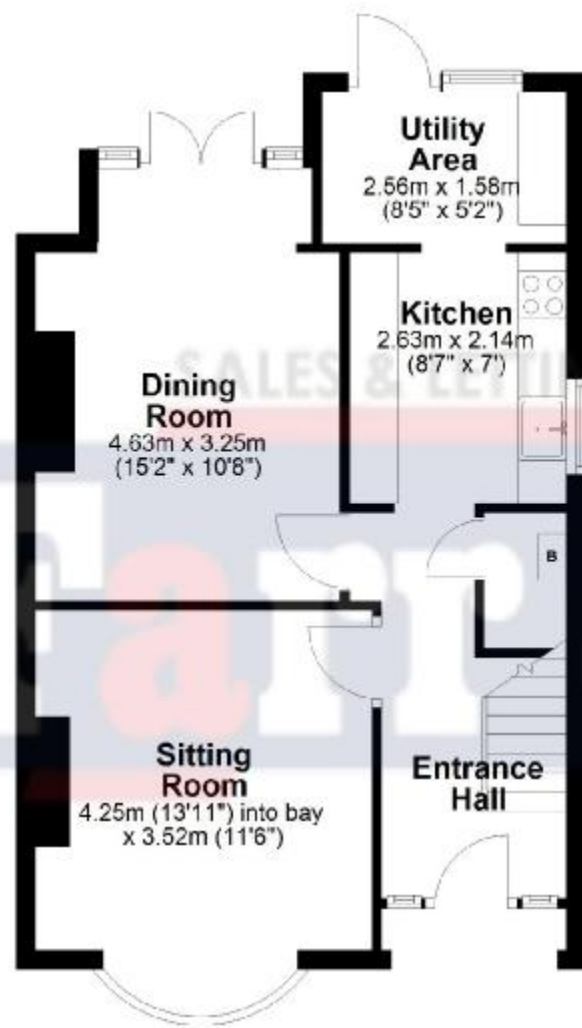
Council Tax - Band C





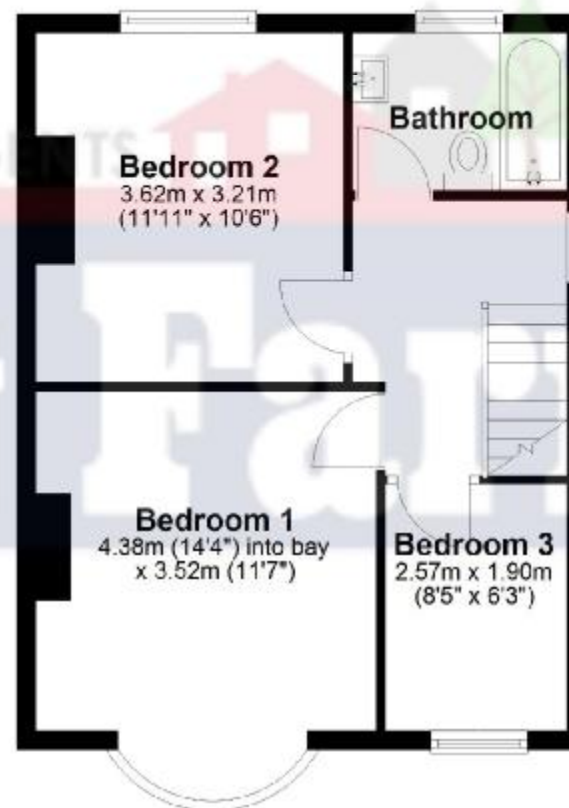
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 88.1 sq. metres (948.5 sq. feet)

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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