



48 Church Road, Longlevens, Gloucester, Gloucestershire, GL2 0AE

O.I.R.O £600,000



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**48 Church Road, Longlevens,
Gloucester, GL2 0AE**

Offers in the region of £600,000

**A VICTORIAN SEMI-DETACHED FAMILY HOME IN
ONE OF GLOUCESTER'S MOST POPULAR TREE
LINE RESIDENTIAL ROADS**

Number 48 has been significantly extended and continually upgraded in the current ownership over the last 22 years and offers very practical & well-planned family accommodation. The sizable extension to the rear enables the ground floor to have a good-sized formal sitting room to the front, a large semi open plan lounge/diner to the middle, with an adjoining study, and within the extension a large dining room with bifold doors to the garden, and a very well-equipped kitchen/breakfast room. The floors above contain four good bedrooms as well as a large bathroom. To the exterior the gardens of the front, side, and rear of the property enjoy maturity and privacy as well as having a large double detached garage.

Church Road is one of Gloucester's most popular tree line residential roads, approximately 2 miles to the east of the city Centre. Some of the areas most sought after schools are very close by, good local shopping is within walking distance and access to Cheltenham & the M5 is only a short drive.

www.farrandfarr.co.uk

Entrance Porch 8' 4" x 7' 0" (2.54m x 2.13m)

with PVC double glaze front door and matching windows to the side. Tiled floor with coloured detail. Victorian style radiator and original half glazed door to hall.

Entrance Hall

Staircase to landing. Deep under stairs cupboard. Box radiator. Wall thermostat. Boiler room with Worcester gas fire central heating boiler. Window and storage.

Sitting Room 13' 7" x 11' 10" (4.14m x 3.60m)

Timber fireplace with coal effect gas fire. Box radiator. Square bay window to the front. Double radiator.

Lounge 18' 6" x 12' 3" (5.63m x 3.73m)

Double radiator. Windows to the side and rear. Fireplace with wood burning stove. TV point. Arch to:-

Study 9' 6" x 6' 1" (2.89m x 1.85m)

Double radiator. Access to large loft. 2 x 8 light glazed double doors to dining room. Glazed door to:-

Kitchen/Breakfast Room 24' 10" x 9' 6" (7.56m x 2.89m)

Very comprehensively fitted with inset one and a half bowl single drainer sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Space for 90cm cooking range with extractor. Range master extractor hood. Space for dishwasher. Pan drawer. Space for American style fridge/freezer. Breakfast area with breakfast bar and further units. Plumbing for washing machine. Space for tumble dryer. Tiled floor. TV point. Inset ceiling spotlights. Double radiator. UPVC double glazed door to garden. Arch as well as opening to:-

Dining Room 16' 2" x 10' 2" (4.92m x 3.10m)

Double radiator. High-quality flooring. Window to the side and triple bifold doors to garden.

First Floor Landing

Staircase to 2nd floor.

Cloakroom

low-level WC. Wall light point.

Bedroom 1 11' 6" x 10' 10" (3.50m x 3.30m)

Radiator. Tilt & turn window.

Bedroom 2 11' 6" x 12' 4" (3.50m x 3.76m)

Double radiator. UPVC double glazed sash windows. Shelved store cupboard.

Bathroom 11' 8" x 7' 0" (3.55m x 2.13m)

Large double ended bath in a Victorian style with stainless steel shower. Pedestal wash hand basin. Double radiator. High-quality flooring. Extractor fan. Ceiling spotlights.

Second floor

Split landing with wall light point.

Bedroom 3 14' 7" x 12' 4" (4.44m x 3.76m)

Double radiator. Window to the rear as well as Velux window. Spotlights.

Bedroom 4 11' 0" x 9' 0" (3.35m x 2.74m)

Double radiator. Window to the front. Spotlights.

Exterior

Front gardens: Large macadam driveway with parking for several cars. Good area of lawns to both sides with mature shrubs and bushes giving privacy. Opening to side gardens, again laid with lawns, mature plants, flowers and shrubs. Outside light. Power & EV charge point. Wrought iron gate to rear gardens.

Garage 18' 7" x 15' 6" (5.66m x 4.72m)

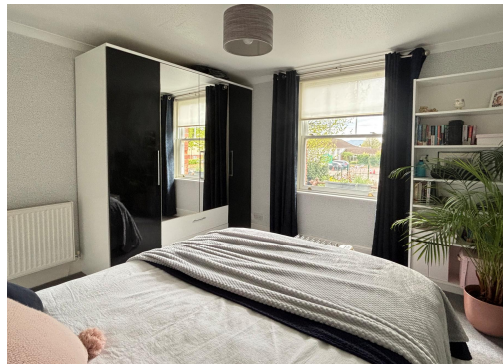
Brick built detached double garage with electric roller doors. Storage, power, light and shelving. Windows to the side and rear. Door to:-

Rear Garden

Very private and maturely landscaped, with large area of porcelain paved terrace. Lawns and an abundance of beds with pond, greenhouse and mature trees and bushes. All enclosed by close boarding fencing and hedges.

Agent Note:

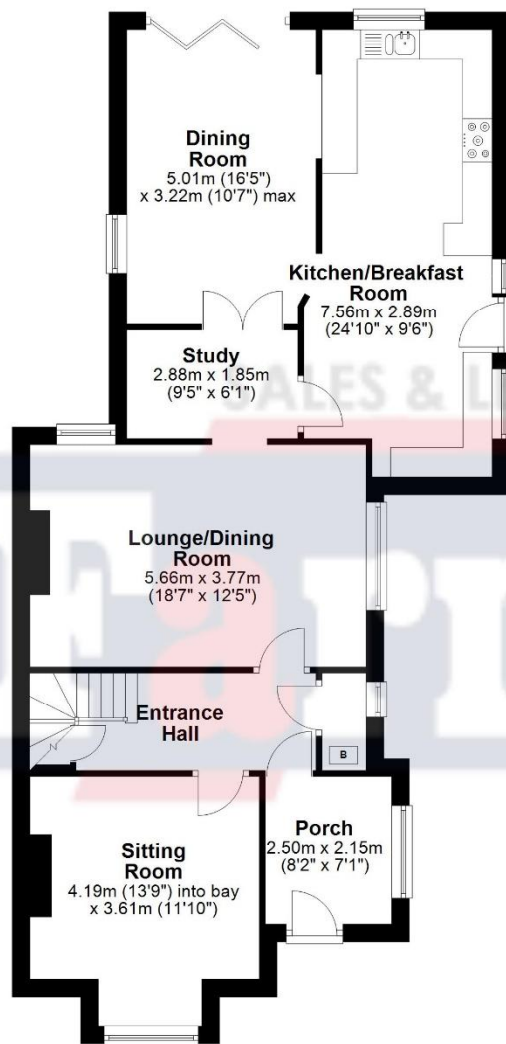
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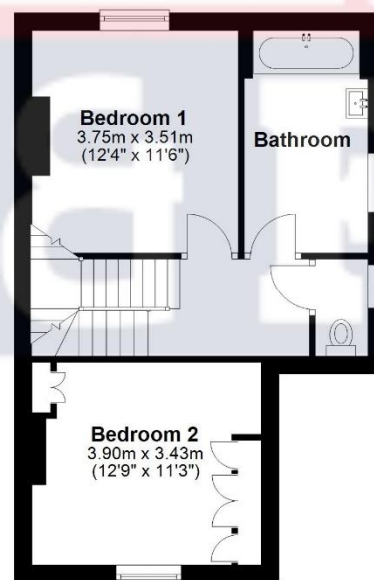
Ground Floor

Approx. 95.9 sq. metres (1031.8 sq. feet)



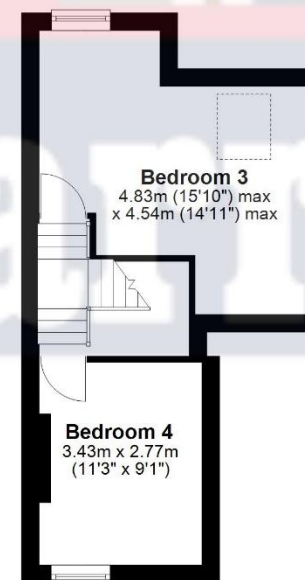
First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 172.3 sq. metres (1854.6 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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