



18 Sherwood Green, Longford, Gloucester, GL2 9BU

£295,000

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Farr & Farr Sales Lettings 

**18 Sherwood Green, Longford,
Gloucester, GL2 9BU**

£295,000

**AN EXTENDED SEMI DETACHED BUNGALOW
ON A LARGE CORNER PLOT BACKING ONTO
FARMLAND**

Number 18 offers very good sized extended accommodation with three bedrooms, the large master is within the extension to the rear and overlooks the garden. Additionally there is a good size sitting room as well as a fitted kitchen/diner and shower room. It is heated by gas, has double glazing throughout and to the exterior, parking to the front, garage to the side and large rear gardens that back onto farmland that is in need of landscaping. Sherwood Green is a small cul-de-sac situated just off Longford Lane and the Tewkesbury Road approximately 1 mile to the north of Gloucester city centre. Access to Cheltenham and the M5 is within very easy reach and the facilities within the city including Gloucester Rugby, The Docks and the Cathedral are all close by.

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ENTRANCE HALL

Radiator. Access to loft with retractable ladder. Airing cupboard with copper cylinder and immersion heater.

SITTING ROOM 12' 8" x 11' 4" (3.86m x 3.45m)

Tiled fireplace. Double radiator. Two wall light points.

KITCHEN/DINER 19' 6" x 9' 0" (5.94m x 2.74m)

Dining area with window to the side. Radiator. Broom and store cupboard. Baxi gas fired central heating boiler and peninsula bar divide to:- Kitchen area with inset single drainer stainless steel sink unit set into thick worktops with cupboards and drawers below. Wall and base units. Stone tiled walls. Tiled floor. Gas point. Plumbing for washing machine. Stainless steel extractor hood. Space for fridge/freezer. Radiator. 15 light glazed door to:-

CONSERVATORY 10' 0" x 7' 0" (3.05m x 2.13m)

Power, light and fan. Tiled floor. Upvc double glazed French doors to rear gardens.

BEDROOM 1 16' 1" x 9' 5" (4.90m x 2.87m)

Radiator. Window overlooking garden.

BEDROOM 2 9' 0" x 9' 7" (2.74m x 2.92m)

Radiator. Shelving.

BEDROOM 3 11' 5" x 10' 6" (3.48m x 3.20m)

Radiator. Built in wardrobe cupboards. Large velux window allowing light.

SHOWER ROOM

Large shower cubicle in a wet style with fully tiled splashback and Mira electric shower. Pedestal wash hand basin. Low level WC. Radiator. Electric wall heater.

EXTERIOR

Front gardens with concrete and gravel drive with parking for several cars. shrub beds with wrought iron gates to additional parking. Wide gated side access to garden.

Rear gardens of a very good size and widening. At present, needing lawns and landscaping but enclosed by fencing and backing onto open fields with an abundance of mature trees and bushes. Outside tap and lighting.

GARAGE

Up and over door.

AGENTS NOTE

EPC: C-76

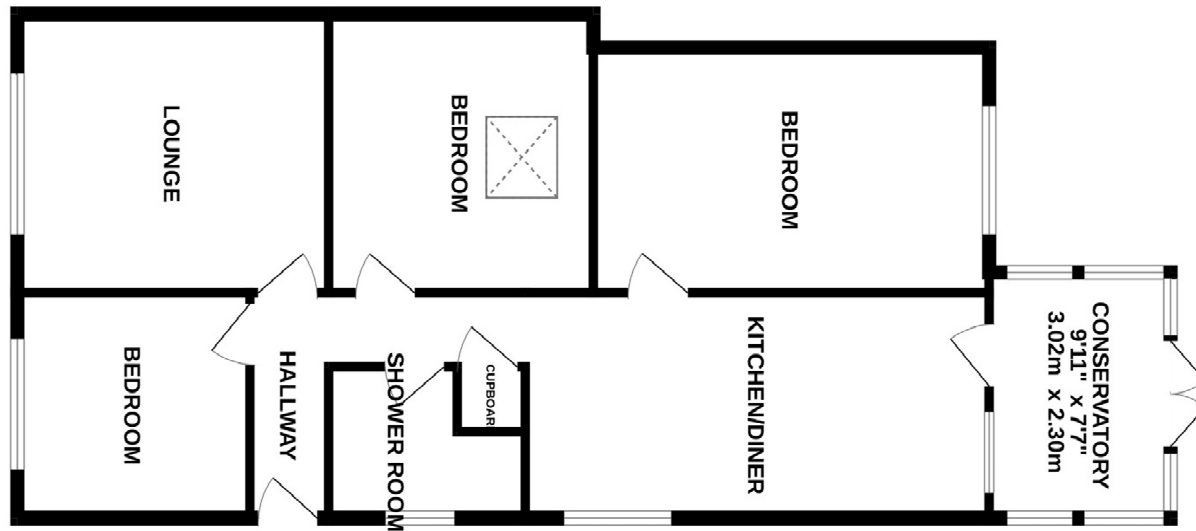
COUNCIL TAX: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The scale and accuracy of the plan have not been tested and no guarantee as to their operability or efficiency can be given.
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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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