



37 Wellsprings Road, Longlevens, Gloucester, GL2 0NL

O.I.R.O £350,000

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Farr & Farr Sales Lettings 

**37 Wellsprings Road, Longlevens,
Gloucester, GL2 0NL**

O.I.R.O £350,000

**A GOOD SIZE 1930'S SEMI DETACHED FAMILY
HOUSE IN A VERY POPULAR TREELINED
RESIDENTIAL ROAD WITH LARGE SOUTH
WESTERLY GARDENS TO THE SIDE AND REAR
OFFERING POTENTIAL**

Wellsprings Road is a very popular tree line residential road just 1 mile to the East of Gloucester City Centre. Excellent shopping, good schools and the university are all on the doorstep and access to the exciting Docklands development, City Centre and Cathedral as well as the M5 and Cheltenham are only a short drive.

Number 37 is set on a large corner plot with a wide frontage with good size gardens and parking, as well as good gardens to the side giving significant potential for extension or other uses, and Westerly backing rear gardens. Internally there are three bedrooms and two receptions as well as a kitchen and shower room. It is heated by gas and has double glazing throughout. This property has been in the same family ownership for many years and is need of internal upgrading.

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ARCHED ENTRANCE PORCH

Quarry tiled floor. Glazed door to:-

ENTRANCE HALL

Black red and white quarry tiled floor. Radiator. Staircase to landing with understairs storage area and hanging space. Wall thermostat.

SITTING ROOM 13' 3" x 12' 2" (4.04m x 3.71m)

Coal effect gas fire. TV point. Radiator. Coved ceiling.

DINING ROOM 11' 0" x 11' 4" (3.35m x 3.45m)

Radiator. Coved ceiling. Large full height picture window overlooking garden.

KITCHEN/BREAKFAST ROOM 18' 2" x 7' 2" (5.53m x 2.18m)

Inset one and a half bowl single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in hot point double oven and four ring gas hob with extractor hood. Plumbing for washing machine and space for dryer. Space for fridge. Breakfast area. Windows to both sides and door to garden. Double radiator.

FIRST FLOOR LANDING

Access to loft. Flank window.

BEDROOM 1 14' 0" x 10' 10" (4.26m x 3.30m)

Double radiator. Bay window to the front.

BEDROOM 2 12' 0" x 10' 9" (3.65m x 3.27m)

Airing cupboard with lagged copper cylinder and Worcester gas fired central heating boiler. Wardrobe cupboard. Radiator.

BEDROOM 3 8' 10" x 7' 6" (2.69m x 2.28m)

Radiator.

SHOWER ROOM

Corner shower unit with stainless steel controls and glazed sliding screen. Part marbrex and part tiled walls. Low-level WC with concealed cistern. Wash hand basin with cupboard below. Radiator. Vinyl floor. Inset ceiling spotlights.

EXTERIOR

The property sits on a large corner plot with a wide frontage. The front gardens comprise an area of brick drive entered via a wrought iron gate with shrub beds and gravel detail to one side and large area of gravel behind the hedge to the other. Wrought iron gate to:-

Side gardens, of a very good size allowing room for significant extension potential and laid to a wide gravel path opening to lawns with low retaining walls surrounds and opening to:-

Rear gardens, again laid to lawns with paved and gravelled terrace with raised flowerbed borders. Mature tree, shrubs and bushes. All enclosed by close boarded fencing. Outside lighting and tap. Greenhouse. Timber garden shed.

GARAGE 14' 8" x 9' 6" (4.47m x 2.89m)

Up and over door. Power and light. Window to the side and rear. UPVC double glazed door to the rear.

AGENTS NOTE

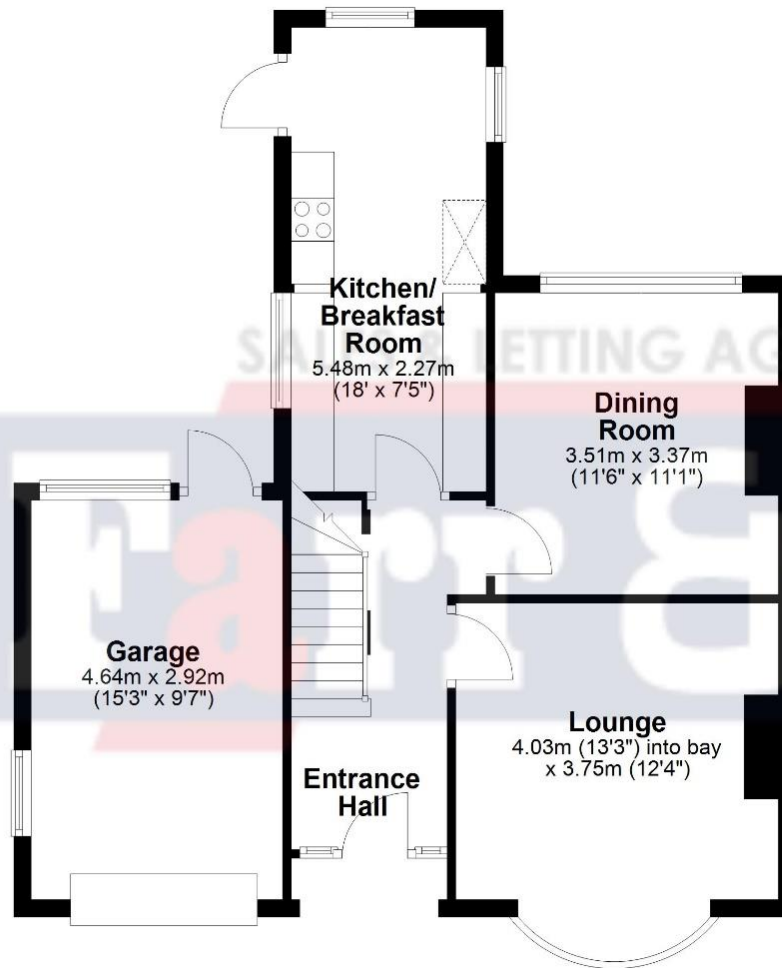
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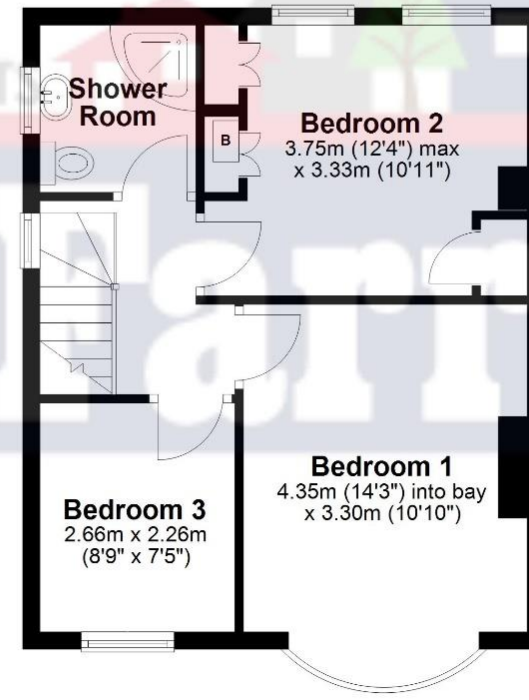
Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 88.2 sq. metres (948.9 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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