



41 Grasmere Road, Longlevens, Gloucester, GL2 0NQ

£310,000

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Farr & Farr Sales Lettings

41 Grasmere Road, Longlevens,
Gloucester, GL2 0NQ

£310,000

A 1930'S SEMI DETACHED FAMILY HOUSE
WITH LARGE WESTERLY BACKING GARDENS
AND POSSIBLE REAR ACCESS

Grasmere Road is a very popular treelined residential road situated off Windermere Road in this sought after part of Longlevens. Good local shopping is very close by, excellent schools are within easy reach and access to Cheltenham and the M5 is only a short drive. Number 41, now in need of some internal updating offers good sized family accommodation with significant potential for extension. Internally there are three bedrooms, through living room, bathroom and kitchen. To the exterior there is off-road parking to the front and large Westerly backing rear gardens that have the benefit of possible vehicle access to the rear from Bradley Close .

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UPVC double glaze front door to:-

ENTRANCE HALL

Radiator. Staircase to landing. Round window. Understairs cupboard.

LOUNGE/DINER 28' 0" x 11' 0" (8.53m x 3.35m)

Fireplace with wood burning stove. Contemporary vertical radiator. Bay window to the front. Bay window to the rear with central casement door.

KITCHEN 14' 6" x 6' 6" (4.42m x 1.98m)

Inset one and a half bowl sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Built-in oven with four ring gas hob and extractor hood. Space for fridge/ freezer. Worcester gas fired central heating boiler. Inset ceiling spotlights. Radiator. UPVC double glazed door to:-

REAR LOBBY

UPVC double glazed door to:-

UTILITY CUPBOARD

Plumbing for washing machine. Radiator.

OUTSIDE W.C

Low level W.C. Wash hand basin.

FIRST FLOOR

LANDING

Flank window. Access to loft.

BEDROOM 1 14' 0" x 10' 0" (4.26m x 3.05m)

Bay window to the front with curved double radiator.

BEDROOM 2 11' 0" x 10' 4" (3.35m x 3.15m)

Radiator. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 3 7' 3" x 7' 0" (2.21m x 2.13m)

Radiator.

BATHROOM

White suite of panelled bath with stainless steel shower and folding screen. Low-level W.C. Pedestal wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail/radiator.

EXTERIOR

Front gardens with parking for two cars and gated side access.

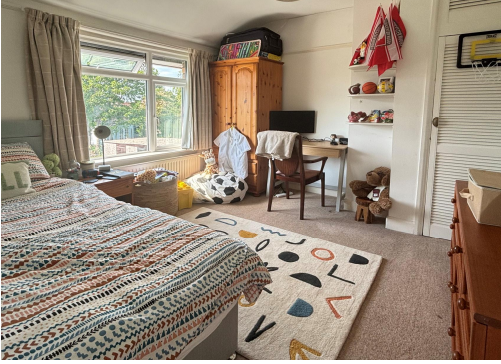
Rear gardens approximately 90' in length and Westerly backing with area of terrace and low brick wall to lawns with bushes. All enclosed by close boarded fencing. Large timber garden shed. Open store. Potential for rear access from Bradley Close that would enable additional parking.

AGENTS NOTE

COUNCIL TAX: C

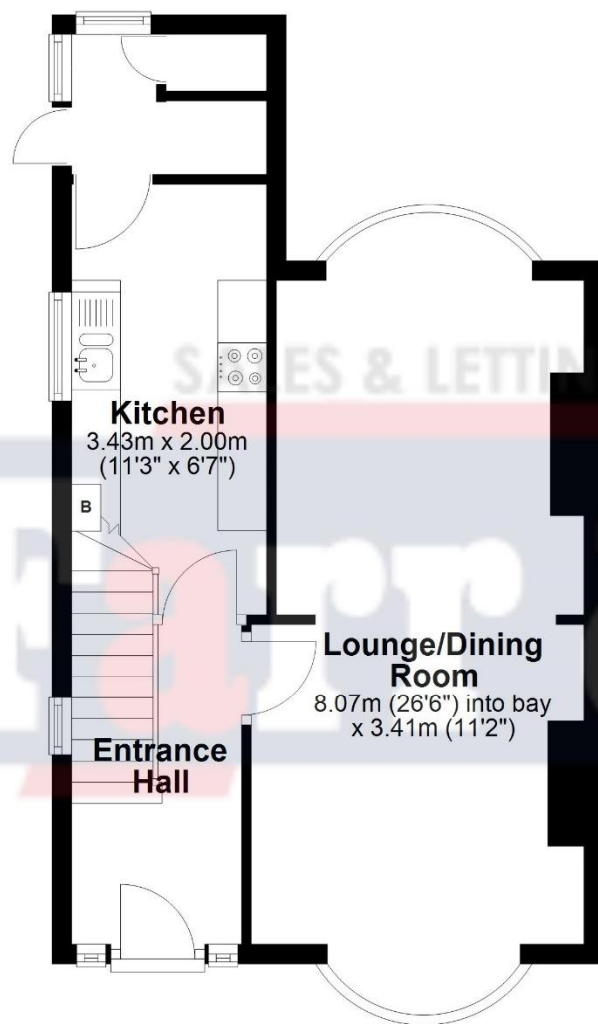
EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



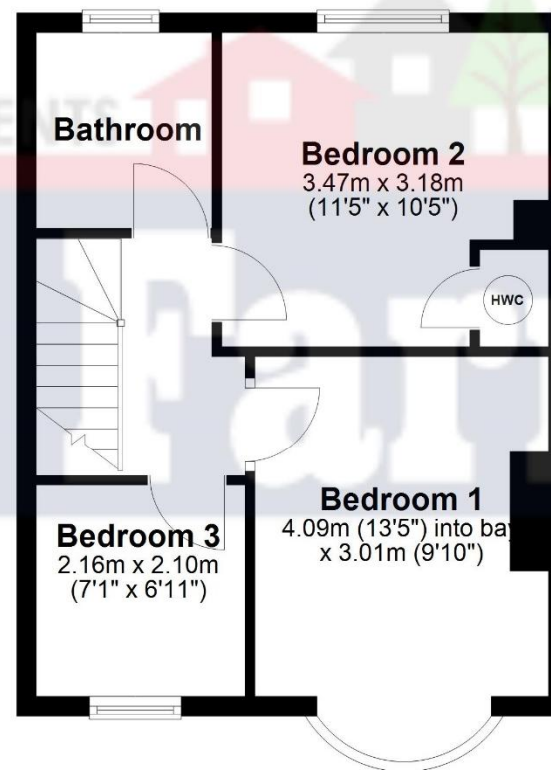
Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 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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