



39 Beechcroft Road, Longlevens, Gloucester, GL2 9HE

£300,000

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Farr & Farr Sales Lettings 

**39 Beechcroft Road, Longlevens,
Gloucester, GL2 9HE**

£300,000

A WELL PROPORTIONED SEMI DETACHED
BUNGALOW BUILT IN THE 1950'S ON THIS
VERY POPULAR DEVELOPMENT.

Beechcroft Road is a very popular residential
road situated on the sought after Oxstalls
development just over 1 mile to the East of
Gloucester city Centre, good shopping and
Longlevens facilities are all within an easy
reach and access to Cheltenham and the M5
is only a short drive.

Number 39 offers well planned
accommodation comprising 2 bedrooms, an
ensuite and bathroom. There is a living room
and a kitchen and to the exterior, parking and
lovely rear gardens.

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Entrance Hall 16' 2" x 3' 5" (4.94m x 1.03m)

Upvc door. Carpet. Radiator.

Living Room 12' 11" x 10' 5" (3.93m x 3.17m)

Double glazed bay window to front. Laminate flooring.
Radiator. Dual fuel fireplace.

Kitchen 8' 9" x 8' 11" (2.67m x 2.71m)

Double glazed window to and door to rear. Modern
kitchen with a range of wall, base and drawer units.
Laminate worktop over. Stainless steel sink with
draining board and mixer tap. Cooker. Combi boiler.
Tiled floor. Radiator.

Bedroom One 16' 4" x 9' 11" (4.99m x 3.03m)

Frosted double glazed window to side. Carpet. Radiator.

Wet Room 5' 10" x 6' 9" (1.79m x 2.06m)

Frosted double glazed window to rear. WC. Basin.
Electric shower. Part tiled walls. Vinyl floor. Radiator.

Bedroom Two 11' 5" x 10' 0" (3.49m x 3.05m)

Double glazed window to front. Carpet. Radiator.

Bathroom 5' 7" x 6' 1" (1.69m x 1.86m)

Frosted double glazed window to rear. WC. Basin. Bath
with shower over. Part-tiled walls. Vinyl flooring.
Radiator.

Front External

Driveway parking. Area of gravel. External socket.

Rear Garden

Attractive rear garden. Laid to patio and lawn. Side
access. Fence surround. Sheds.

Council Tax B

EPC : C-70

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 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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