

39 Beechcroft Road, Longlevens, Gloucester, GL2 9HE



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£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

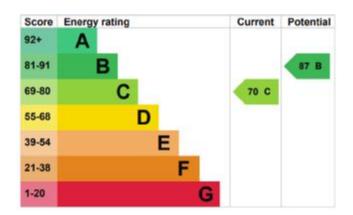
Driveway parking. Area of gravel. External socket.

Rear Garden

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

**Council Tax B** 

**EPC**: C-70























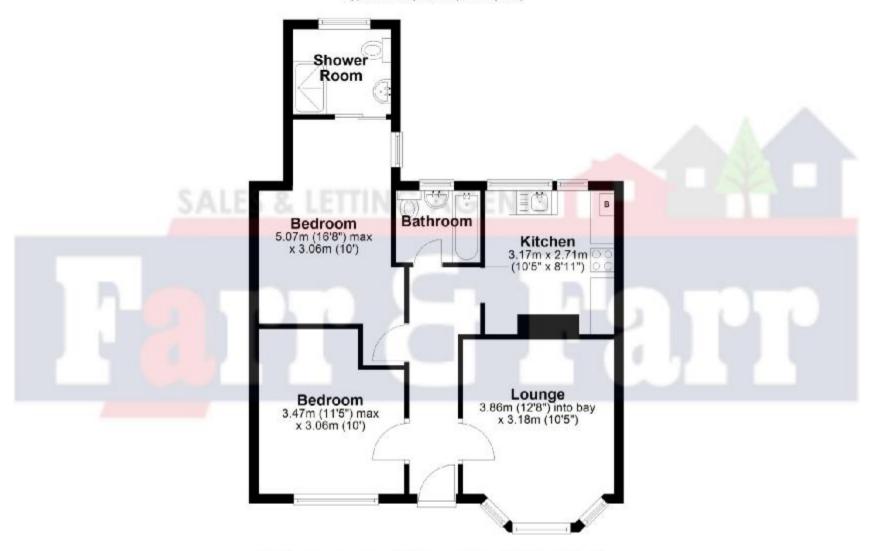






# Ground Floor

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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