



22 Beaumont Road, Longlevens, Gloucester, GL2 0EJ

£335,000

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Farr & Farr Sales Lettings 

22 Beaumont Road, Longlevens,
Gloucester, GL2 0EJ

£335,000

A VERY GOOD SIZED DETACHED FAMILY
HOME BUILT IN THE 1960'S

Number 22 has been in the current ownership for many years and offers very good size family accommodation but is now in need of general updating. All three bedrooms are doubles and there is a good size bathroom. To the ground floor, two intercommunicating reception rooms as well as a large kitchen and adjoining utility room. It is heated by oil, has double glazing throughout and to the exterior, ample parking to the front, a good size garage and enclosed rear garden.

Beaumont Road is a popular residential road situated on the Little Normans development approximately 2 miles to the North East of Gloucester city Centre. Good schooling, shops and transport facilities are all within an easy reach.

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COVERED PORCH

Light. Hardwood front door to:-

ENTRANCE HALL

Radiator. Staircase to landing. Alarm controls. Wall thermostat. Deep cloaks cupboard.

CLOAKROOM

Low-level WC. Wash hand basin. Radiator.

SITTING ROOM 16' 0" x 12' 2" (4.87m x 3.71m)

Parquet flooring. Double radiator. Telephone point. Wide arch to:-

DINING ROOM 12' 0" x 10' 0" (3.65m x 3.05m)

Parquet flooring. Double radiator. Double UPVC double glazed French doors to terrace and garden. Door to:-

KITCHEN 10' 3" x 11' 9" (3.12m x 3.58m)

Inset single drainer stainless steel sink unit set into worktop with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for dishwasher. Cooker control panel. Space for small table. Double radiator. Larder cupboard. Door to:-

UTILITY STORAGE AREA 14' 6" x 7' 10" (4.42m x 2.39m)

Oil fired central heating boiler. Plumbing for washing machine. Window to the side. Two store cupboards and new UPVC double glazed door to the garden. Door to garage.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1 12' 4" x 11' 9" (3.76m x 3.58m)

Radiator. Wardrobe cupboards with cupboards above.

BEDROOM 2 13' 0" x 10' 0" (3.96m x 3.05m)

Radiator. Wardrobe cupboards with cupboards above.

BEDROOM 3 9' 8" x 10' 6" (2.94m x 3.20m)

Radiator. Wardrobe cupboards with cupboards above.

BATHROOM

Of a good size with a panelled bath with Mira electric shower and screen. Pedestal wash hand basin. Low-level WC. Radiator. Vinyl floor. Shaver light.

EXTERIOR

Front garden, driveway and good area of lawns with parking. Gated side access.

Rear gardens with path and area of lawns with close boarded fencing and hedges. Tree's including Apple. Outside tap.

GARAGE

Up and over door. Power and light.

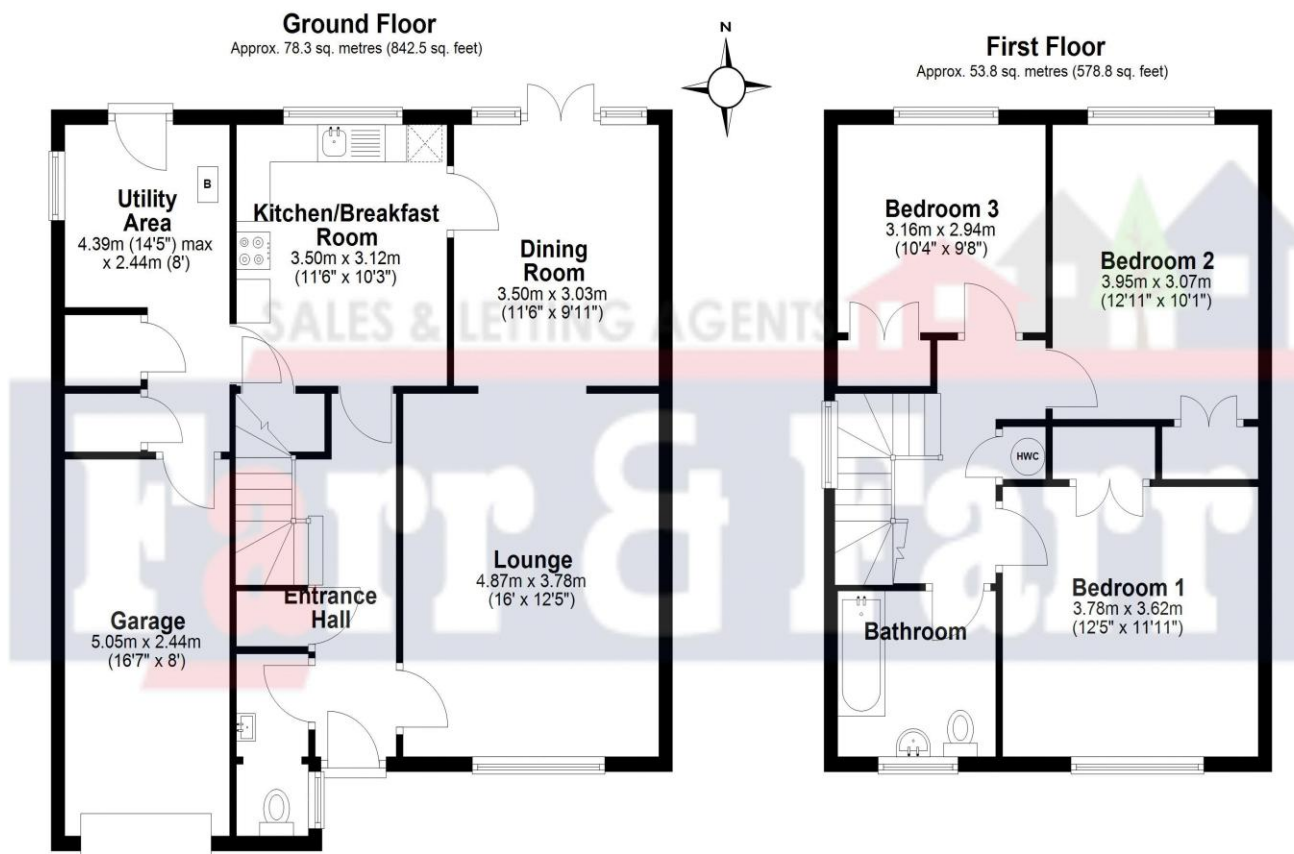
AGENTS NOTE

EPC: E-46

COUNCIL TAX: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





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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