



39 Longleat Avenue, Tuffley, Gloucester, GL4 0SG

£345,000

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Farr & Farr Sales Lettings 

**39 Longleat Avenue, Tuffley,
Gloucester, GL4 0SG**

£345,000

AN EXCEPTIONAL CHALET HOUSE THAT HAS BEEN EXTENDED TO THE REAR AND INTO THE ROOF AND IS OFFERED IN SUPERB CONDITION THROUGHOUT

Longleat Avenue is a quiet residential road of predominantly bungalow's situated in this popular and sought after area. Good local shopping and transport facilities are close by and access to the southern ring road with its fast routes to the motorway is within a short drive.

Number 39 has been the subject of considerable extension and upgrading by the highly knowledgeable builder/owner and now offers very practical and comfortable accommodation. The attic has been converted into a full size and very usable sitting room/ playroom or occasionally a bedroom, the master bedroom has been extended to the rear and has direct access to the private gardens. The kitchen and shower room are both well and beautifully fitted and additionally there is a dining room. To the exterior there is ample brick pavia parking to the front, a fully enclosed carport running the length of the bungalow to the side and a utility room. The rear gardens are landscaped, South Westerly backing, very private and have the benefits of a home office/work room.

www.farrandfarr.co.uk

ENTRANCE PORCH

UPVC double glazed front door. Wide glazed side panel to:-

ENTRANCE HALL

High-quality flooring. Double radiator. Cloaks cupboard.

SITTING ROOM 17' 11" x 10' 9" (5.46m x 3.27m)

Fireplace with hardwood shelf and large woodburning stove. High-quality flooring. Underfloor heating. Double radiator. TV point. Bay window to the front.

KITCHEN 9' 7" x 7' 1" (2.92m x 2.16m)

Beautifully and very comprehensively fitted with single stainless steel sink unit with contemporary mixer taps and cupboards below. Wall and base units with worktops. High-quality flooring. Part tiled walls. Built-in glass and stainless steel fronted double oven, four ring gas hob and extractor hood. Space for fridge/ freezer. Larder cupboard. UPVC double glazed door to side lobby and door to:-

DINING ROOM 11' 0" x 6' 10" (3.35m x 2.08m)

Wall mounted heater. High-quality flooring. Double radiator. Door to:-

INNER HALL

Staircase to landing.

BEDROOM 1 19' 9" x 10' 1" (6.02m x 3.07m)

Double radiator. Double UPVC double glazed French doors to terrace and garden.

BEDROOM 2 10' 3" x 9' 4" (3.12m x 2.84m)

Radiator. Wardrobe cupboard.

SHOWER ROOM

Large shower cubicle with stainless steel double headed controls and glazed sliding screen with fully tiled splashback. Low-level WC. Vanity unit with wash hand basin, worktop to the side and cupboards below. Full height and wall mounted store cupboard which is back lit with automatic light and shaver point. High-quality flooring. Inset spotlights set into a marbrex ceiling.

FIRST FLOOR

ATTIC ROOM 21' 2" x 14' 7" (6.45m x 4.44m)

Velux windows. Eaves storage to both sides. Wall light points. TV point. Built-in storage. Worcester gas fired central heating boiler in the eaves.

EXTERIOR

Front gardens with pavia drive with parking for two cars. Area of Astroturf surrounded by low walling with wrought iron tops. Electric car charger. UPVC double glazed double doors to:-

Rear gardens with large area of paved terrace with low wall and steps to lawns with sleeper raised borders with mature shrub bushes and miniature trees. Outside light. Security lighting and tap. Separate garden shed. Solar panels giving an income.

CARPORT 24' 0" x 8' 6" (7.31m x 2.59m)

Fully enclosed. UPVC double glazed door to:-

UTILITY ROOM 7' 6" x 6' 0" (2.28m x 1.83m)

Very well fitted with worktops and cupboards below. Wall cupboards. High-quality flooring. Plumbing for washing machine. Space for dryer. UPVC stable door to further covered area opening to rear garden.

SUMMERHOUSE 11' 6" x 7' 3" (3.50m x 2.21m)

Fully lined with windows. UPVC double glazed door and light.

AGENTS NOTE

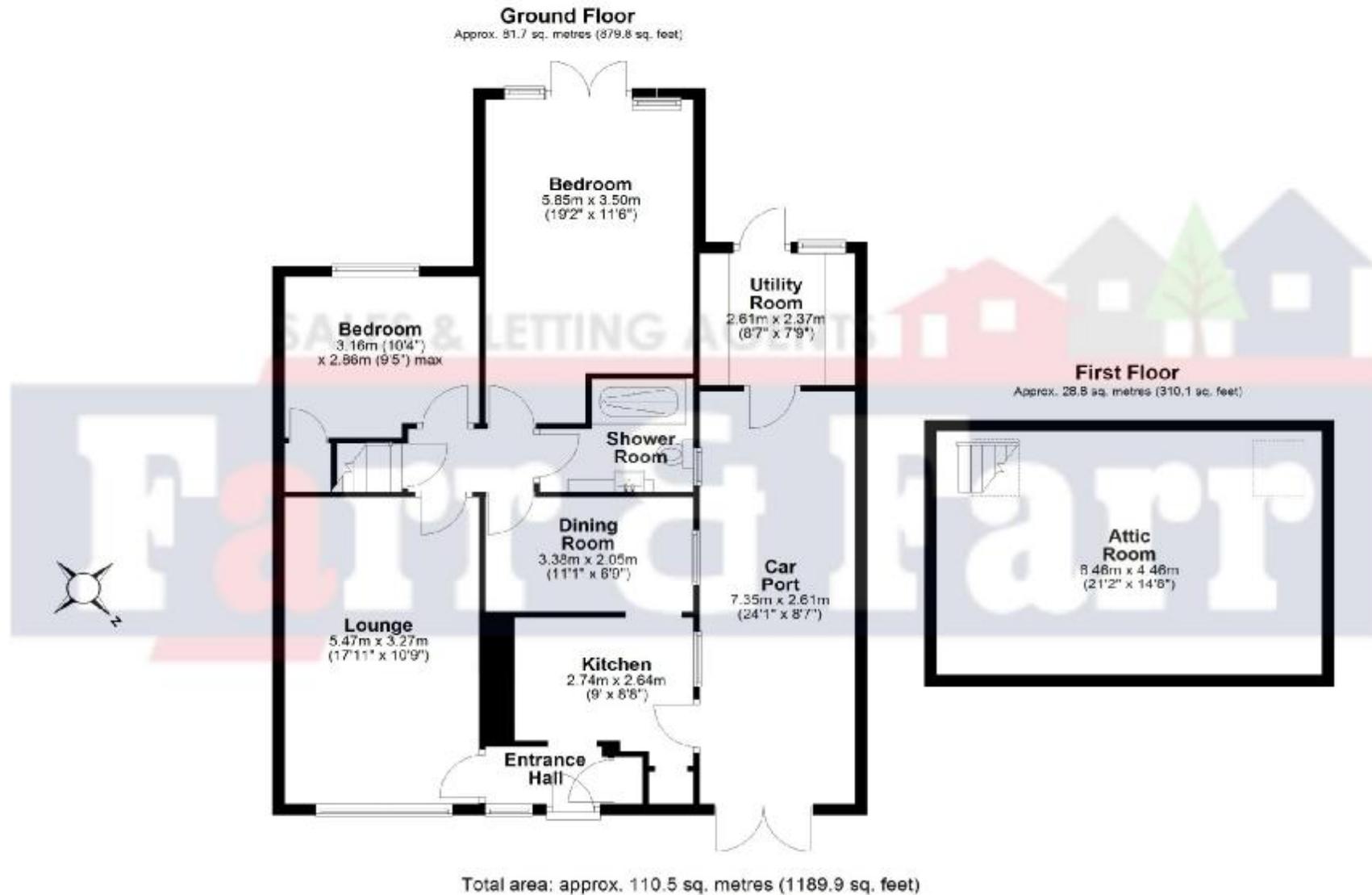
EPC: C-73

COUNCIL TAX: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	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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