



6 Beaumont Road, Longlevens, Gloucester, GL2 0EJ

£325,000

🛏️ | 3

🛋️ | 2

🛁 | 1


Farr & Farr Sales Lettings 

6 Beaumont Road, Longlevens,
Gloucester, GL2 0EJ

£325,000

A SURPRISINGLY GOOD SIZED SEMI
DETACHED FAMILY HOME IN A VERY
POPULAR AND QUIET POSITION

Number 6 has been very well maintained and improved in the current ownership and offers good sized family accommodation. Benefits include three decent bedrooms as well as a bathroom and cloakroom. To the ground floor there is a large sitting room, well fitted kitchen and a large study/utility room that has been converted from the garage. To the exterior there is ample parking at the front and landscaped enclosed rear gardens giving privacy.

Beaumont Road is a very popular and quiet residential no through road situated off Little Normans and Innsworth Lane 2 miles to the North East of Gloucester City centre. Some of the area's most sought after schools are within an easy reach, good local shopping is close by and access to the M5 is short drive.

www.farrandfarr.co.uk

ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Hanging space. Half glazed door to:-

LOUNGE/DINER 23' 0" x 11' 7" (7.01m x 3.53m)

Central fireplace with timber surrounds. Two double radiators. Double UPVC double glazed sliding patio doors to terrace and garden. Wide arch to:-

INNER HALL

Staircase to landing wall thermostat.

CLOAKROOM

Low level WC. Wash hand basin. Tiled floor.

KITCHEN 11' 10" x 9' 0" (3.60m x 2.74m)

Comprehensively fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Pan drawers. Wall cupboards. Tiled floor. Built-in dishwasher. Oven with four ring gas hob and extractor hood. Space for fridge/freezer. Vertical radiator. Inset ceiling spotlights. UPVC double glazed door to garden.

STUDY/WORKROOM 15' 8" x 8' 0" (4.77m x 2.44m)

Contemporary radiator. Inset ceiling spotlights. Plumbing for washing machine and space for dryer. Vaillant gas fire central heating boiler. Consumer box.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 11' 4" x 10' 7" (3.45m x 3.22m)

Radiator.

BEDROOM 2 12' 0" x 11' 6" (3.65m x 3.50m)

Radiator. Wardrobe cupboard.

BEDROOM 3 9' 2" x 8' 3" (2.79m x 2.51m)

Radiator.

BATHROOM

Of a good size with panelled bath with stainless steel double headed shower and glazed folding screen. Low-level WC. Vanity unit with wash hand basin and cupboards below. Vertical heated towel rail/radiator. Two walls fully tiled. Vinyl floor. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front garden with drive and lawns with path to the front door and side access to:-

Rear gardens with good area of stone paved terrace. Path with lawns and sleeper borders and gravel detail. Second step path to two garden sheds. Flower and shrub beds. Enclosed by close boarded fencing and wall to the rear.

AGENTS NOTE

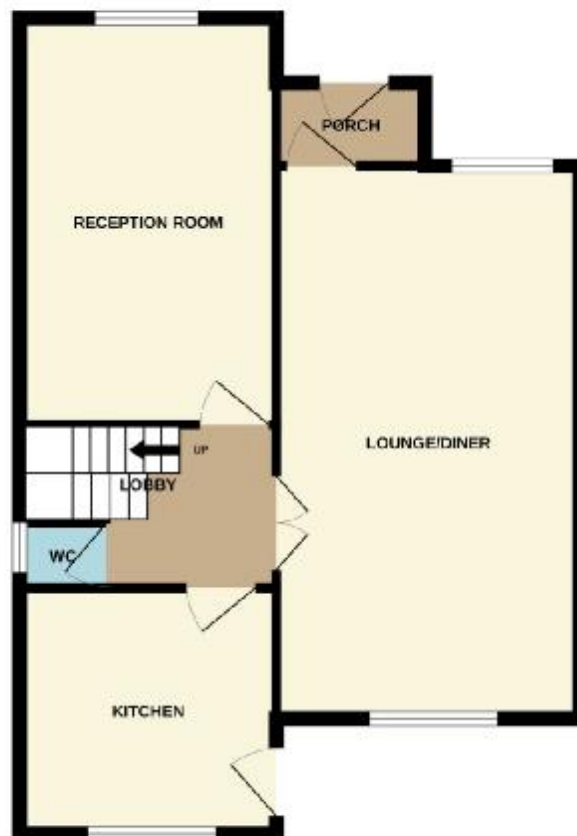
COUNCIL TAX: C

EPC: D-61

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operability or efficiency can be given.
Made with Memphis 05/02/25

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.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
fairandfair.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
fairandfair.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 360444
✉ longlevens@
fairandfair.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
fairandfair.co.uk