



6 Breinton Way, Longlevens, Gloucester, GL2 0BD

£295,000

🛏️ | 3

🛋️ | 1

🛁 | 1


Farr & Farr Sales Lettings 

**6 Breinton Way, Longlevens,
Gloucester, GL2 0BD**

£295,000

**A VERY SPACIOUS 1950'S BUILT SEMI
DETACHED BUNGALOW IN A SMALL,
POPULAR AND CONVENIENT LOCATION**

Breinton Way is a small and very popular cul-de-sac, predominantly of bungalows situated within walking distance of the heart of Longlevens. All the area's local facilities are close by, Gloucester city centre is approximately 2 miles to the west and access to Cheltenham and the M5 is only a short drive.

Number 6 is of surprisingly good sized accommodation with three bedrooms, a recently installed bathroom and a good sized kitchen/breakfast room. It is heated by gas, has double glazing throughout and to the exterior, ample parking to the front, a brick paved drive, a good sized detached garage and very private large south backing rear gardens.

www.farrandfarr.co.uk

UPVC double glazed front door:-

ENTRANCE HALL

High-quality flooring. Radiator. Access to loft.

SITTING ROOM 14' 3" x 10' 9" (4.34m x 3.27m)

Art Deco stone fireplace. Two radiators. TV point. Wall thermostat. High-quality floor.

KITCHEN 10' 9" x 10' 2" (3.27m x 3.10m)

Inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Cooker control panel. Gas fired central heating boiler. Plumbing for washing machine and dishwasher. Small breakfast bar. Larder cupboard.

BEDROOM 1 10' 9" x 10' 0" (3.27m x 3.05m)

High-quality flooring. Telephone point. TV point. Radiator.

BEDROOM 2 10' 3" x 10' 0" (3.12m x 3.05m)

Radiator. TV point.

BEDROOM 3 9' 6" x 7' 7" (2.89m x 2.31m)

Radiator. High-quality flooring.

BATHROOM

Recently installed white suite of panelled bath with stainless steel built-in shower with fully tiled splashback. Pedestal wash hand basin. Low-level WC. Heated towel rail/radiator. Extractor fan. Airing cupboard. Shelving.

EXTERIOR

Front gardens laid to a good area of lawns with path and brick driveway with parking for several cars to garage. Gated side access to:-

Rear garden, recently laid to full width with stone paved terrace. Large area of lawns with mature trees including fruit and conifers giving a great deal of privacy.

GARAGE

Up and over door. Power. Light. Personal door.

AGENTS NOTE

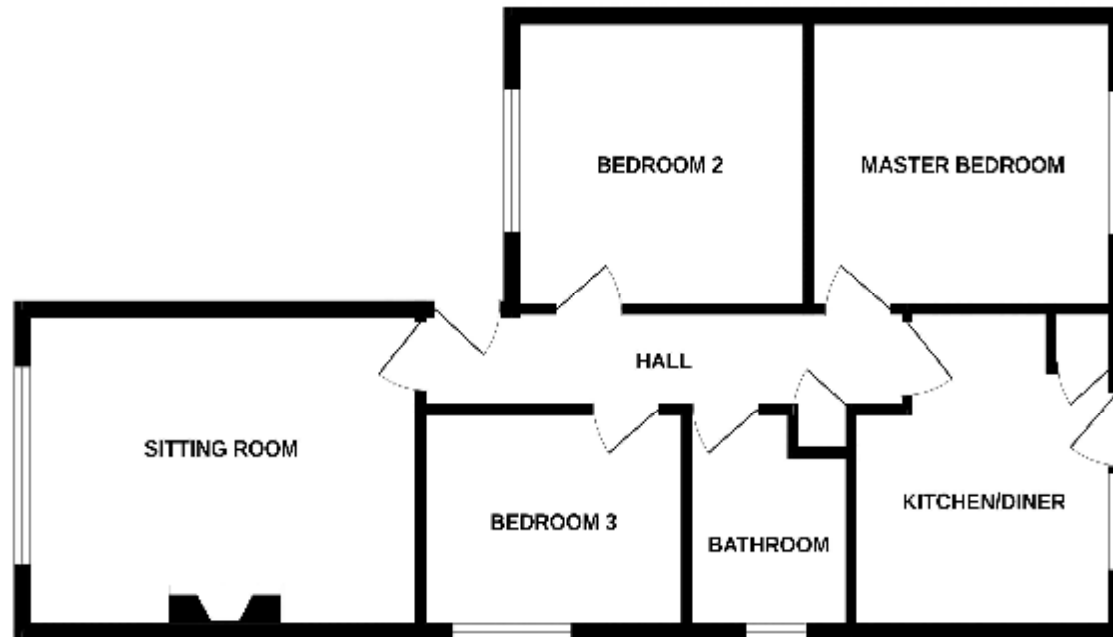
COUNCIL TAX:

EPC: D-57





GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.

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.

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@
farrandfarr.co.uk

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

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

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