



20 Lavington Drive, Longlevens, Gloucester, GL2 0HS

£365,000

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Farr & Farr Sales Lettings 

**20 Lavington Drive, Longlevens,
Gloucester, GL2 0HS**

£365,000

**A LOVELY 1950'S EXTENDED SEMI DETACHED
FAMILY HOUSE ON THE MARKET FOR THE
FIRST TIME SINCE NEW (SOME 70 YEARS) IN
A VERY POPULAR POSITION**

Lavington Drive is a very popular residential road situated just over 2 miles to the East of Gloucester City centre. Some of the area's most sought after schools are within walking distance, good local shopping is close by and access to Cheltenham and the M5 is only a very short drive.

Number 20 has been in the same family ownership and has been beautifully maintained as well as extended to the rear. All three bedrooms are of a good size and there is a well fitted bathroom. To the ground floor, a formal sitting room to the front, a lounge/diner to the rear that overlooks the garden as well as an extended "L"-shaped kitchen and cloakroom. To the exterior, the drive to the front has ample parking and is laid for ease of maintenance. There is a good sized garage to the side and the South backing rear gardens

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ENTRANCE PORCH

UPVC double glazed front door. Wood block floor and hardwood half glazed door to:-

ENTRANCE HALL

Boxed radiator. Understairs cupboard. Coved ceiling. Half bevelled glazed Oak door to:-

SITTING ROOM 14' 0" x 12' 9" (4.26m x 3.88m)

Marble effect fireplace. Radiator. Four wall light points. Bay window to the front and glazed sliding doors to:-

LOUNGE/DINER 23' 6" x 9' 6" (7.16m x 2.89m)

Double and single radiators. Two wall light points. Wall thermostat. UPVC double glazed sliding patio doors to terrace and garden. Oak half bevelled glazed door to:-

KITCHEN 14' 7" x 10' 0" (4.44m x 3.05m)(MAX)

Comprehensively fitted with inset one and a half bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in double oven with four ring electric hob and extractor hood. Glowworm gas fired central heating boiler. Plumbing for dishwasher. Window overlooking the garden. Half bevelled glazed oak door to:-

UTILITY ROOM 5' 6" x 6' 7" (1.68m x 2.01m)

Tiled floor. Plumbing for washing machine. Space for dryer. Worktops and wall cupboards. Part tiled walls. UPVC double glazed door to garden.

CLOAKROOM

Low-level WC. Corner wash hand basin. Half tiled walls. Radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to fully boarded loft with light and retractable ladder. Flank window.

BEDROOM 1 14' 8" x 10' 5" (4.47m x 3.17m)

Double radiator. Bay window.

BEDROOM 2 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator. Airing cupboard with lagged copper cylinder and immersion heater.

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

Radiator. Overstairs shelved store cupboard.

BATHROOM

Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low-level WC. Three-quarter tiled walls. Tiled floor. Radiator. Shaver point.

EXTERIOR

Front gardens, hard landscaped for ease of maintenance with ample parking and gravel detail with roundel. Low wall surrounds.

Rear gardens, South backing and very private with full width paved terrace. Recently constructed pergola with terrace below. Pond with rockery and waterfalls. Good area of lawns with flower bed borders and raised beds with second area of gravel and roundel terrace. All enclosed by close boarded fencing. Outside security light and tap. Greenhouse. Garden storage unit.

GARAGE 19' 0" x 9' 6" (5.79m x 2.89m)

Double doors to the front. Power and light. Shelving. Personal door.

AGENTS NOTE

COUNCIL TAX: C

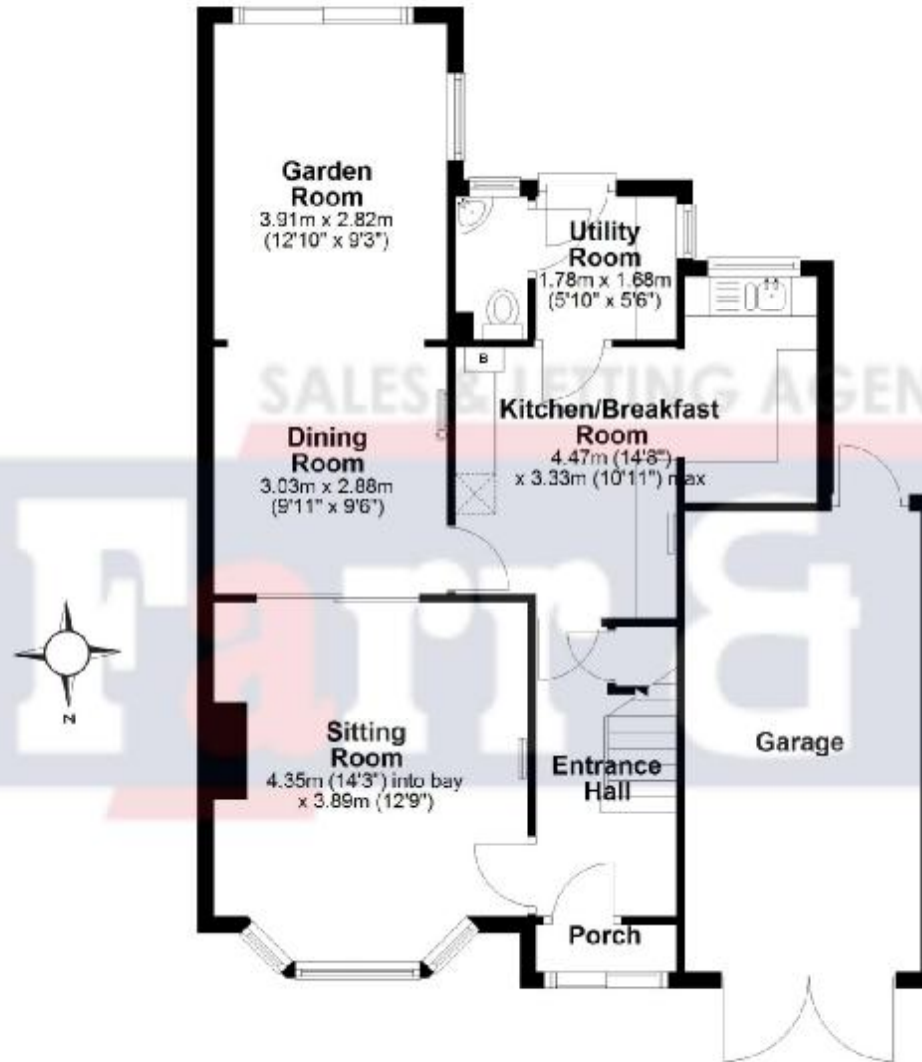
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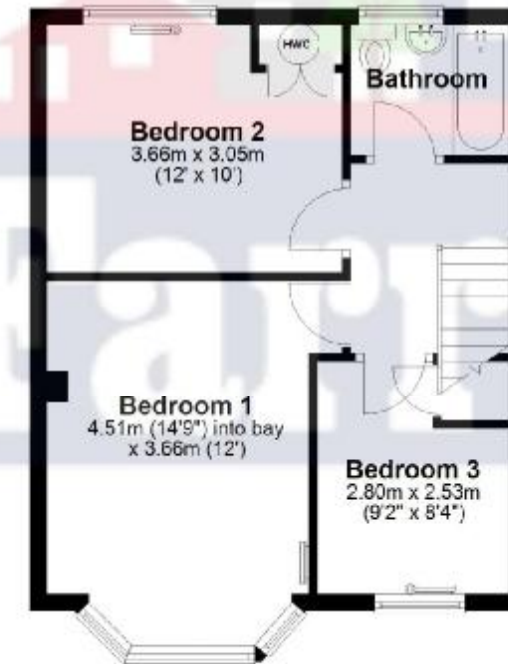
Ground Floor

Approx. 63.9 sq. metres (687.7 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 105.6 sq. metres (1136.9 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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