



99 Park Avenue, Longlevens, Gloucester, GL2 0EQ

£430,000

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**Farr & Farr** Sales Lettings 



**99 Park Avenue, Longlevens,  
Gloucester, Gloucestershire,  
GL2 0EQ**

**£430,000**

**A BEAUTIFULLY MAINTAINED 1950'S SEMI  
DETACHED HOUSE THAT HAS BEEN  
SIGNIFICANTLY EXTENDED BOTH TO THE SIDE  
AND REAR**

Park Avenue is a very popular and quiet residential road situated on the edge of Longlevens approximately 2 miles from the city centre. Very popular schooling, local shopping and transport facilities to the city centre are all close by and access to Cheltenham and the M5 is only a short drive. Number 99 is a beautifully maintained, well modernised and significantly extended by the current owners and offers very well planned, highly practical family accommodation. Three of the four bedrooms are good size doubles, there is a well fitted luxury bathroom and to the ground floor, a through sitting room with dining room to the rear as well as a very well fitted kitchen and utility area. It is double glazed throughout, has gas central heating and to the exterior, brick pavia parking to the front with a wide integral garage and landscaped rear gardens to back onto the allotments.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **ENTRANCE PORCH**

UPVC double glazed front door with leaded light and coloured glass detail to:-

#### **ENTRANCE HALL**

High-quality flooring. Radiator. Staircase to landing with understairs cupboard. Coved ceiling.

#### **SITTING ROOM** 21' 9" x 12' 2" (6.62m x 3.71m)

Timber fireplace with coal effect gas fire. Two double radiators. Coved ceilings and arch to:-

#### **DINING ROOM** 9' 3" x 8' 8" (2.82m x 2.64m)

Radiator. Coved ceiling. Glazed door to:-

#### **KITCHEN** 18' 0" x 7' 6" (5.48m x 2.28m)

Beautifully and comprehensively fitted with inset single drainer sink unit with mixer taps set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in Zanussi double oven with four ring electric induction hob, back plate and extractor hood. Plumbing for washing machine. Built-in dishwasher.

#### **UTILITY AREA**

Further range of wall and base units with worktops and matching back plate. Space for fridge/freezer. Understairs pantry and glazed door to garage.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft.

#### **BEDROOM 1** 19' 10" x 9' 5" (6.04m x 2.87m)

Two radiators. Windows to either end. TV point.

#### **BEDROOM 2** 12' 1" x 10' 0" (3.68m x 3.05m)

Double radiator.

#### **BEDROOM 3** 10' 0" x 9' 3" (3.05m x 2.82m)

Radiator. TV point.

#### **BEDROOM 4** 8' 2" x 6' 7" (2.49m x 2.01m)

#### **BATHROOM**

Recently installed White suite of panelled bath with mixer taps and Mira stainless steel shower. Vanity unit with wash hand basin with cupboards below. Low-level WC with concealed cistern to the side. Fully tiled walls. Marbrex ceiling. Vinyl floor. Heated towel rail/radiator. Inset ceiling spotlights. Extractor fan.

#### **EXTERIOR**

Front gardens with walls and brick pavia parking with gravel detail. Shrubs and mature tree. Rear gardens, very private with gravel terrace and path. Good area of lawns with shrub bed borders. Second area of decking with pergola. Gate to allotments. All enclosed by close boarding fencing. Outside security lighting and tap.

#### **GARAGE** 20' 0" x 9' 7" (6.09m x 2.92m)

Folding doors to the front. Personnel door to the rear. Power and light. Work benches and wall cupboards.

#### **AGENTS NOTE**

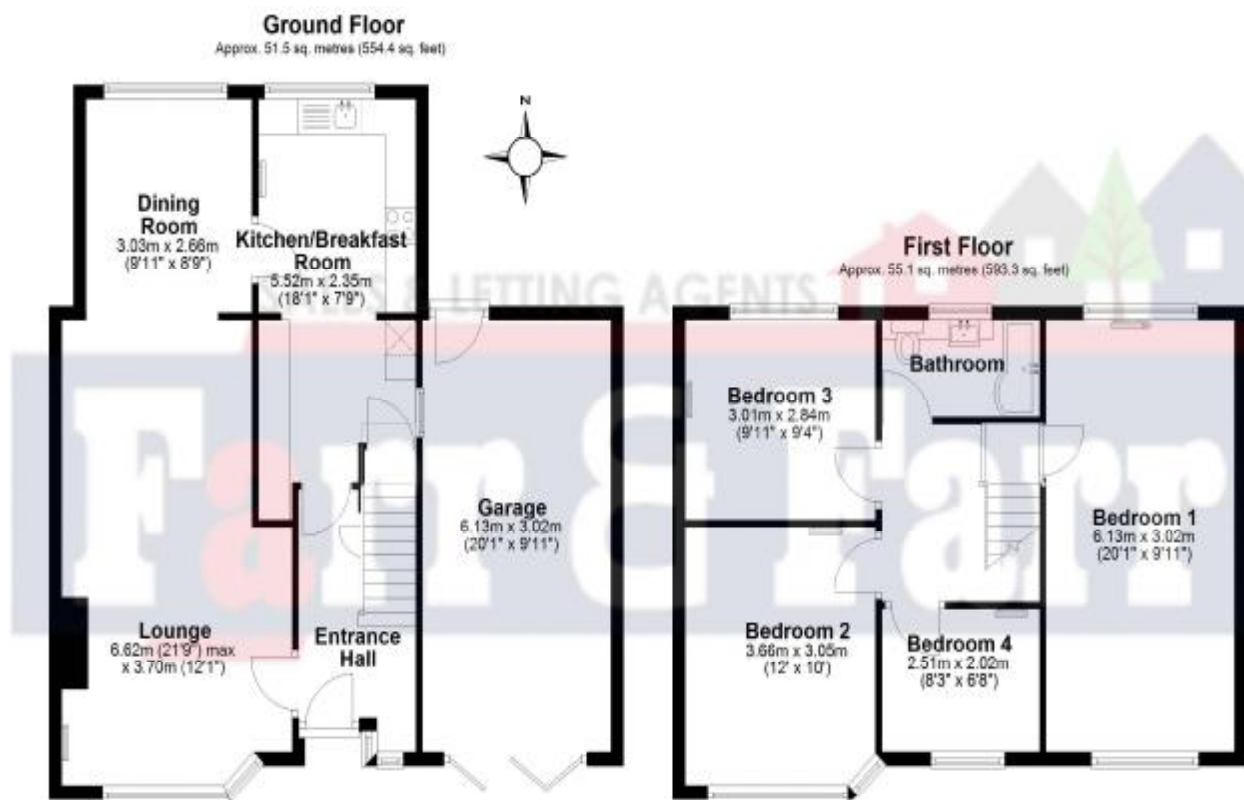
COUNCIL TAX: D

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Total area: approx. 106.6 sq. metres (1147.6 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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