



2 Beaumont Road, Longlevens, Gloucester, GL2 0EJ

£385,000

Ref:LG24649

BUILT AS A LARGE FAMILY HOME. HAS SINCE BEEN EXTENDED TO GIVE SUPERB AND WELL BALANCED FAMILY ACCOMMODATION SET ON A CORNER PLOT AND HAS EXCEPTIONALLY LARGE GARDENS

The property is situated on a very large corner plot on the corner of Beaumont Road and Little Normans just off Innsworth Lane approximately 1 1/2 mile to the North East of the City centre. Excellent schools and good shopping are close by. Bus services are on the doorstep and access to Cheltenham and the M5 are only a short drive.

Number 2 has been in the same ownership for many years and has continually been upgraded and improved and benefits from a significant extension enlarging the dining room to give a sitting area adjoining the garden and enlarging the kitchen to give a useful utility area. Additionally, it has gas central heating throughout with a boiler installed within the last year, good double glazing and to the exterior, quite exceptional gardens both to the side and rear of the property but are well enclosed and landscaped.



ACCOMMODATION

Upvc double glazed front door to :-

ENTRANCE PORCH

Quarry tiled floor. Glazed door to:-

ENTRANCE HALL

Oak stripped flooring. Double radiator. Turning staircase to landing with understairs cupboard. Telephone point.

CLOAKROOM

Low level W.C. Wash hand basin. Part tiled walls. Radiator.

SITTING ROOM 16' 9" x 11' 0" (5.10m x 3.35m)

Marble fireplace with coal effect gas fire. Double radiator. Coved ceiling. T.V point.

DINING/FAMILY ROOM 23' 0" x 10' 9" (7.01m x 3.27m)

(Extended). High quality laminated flooring. Two double radiators. Three wall light points. Upvc double glazed sliding patio doors to terrace and garden. Arch to:-

KITCHEN 23' 0" x 8' 10" (7.01m x 2.69m)

(Extended). Very comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps and cupboards below. Wall and base units with worktops. Part tiled walls. Tiled floor. Space for fridge/freezer. Built in stainless steel and glass fronted oven with four ring electric hob, back plate and cooker hood. Plumbing for washing machine and space for dryer below worktops with cupboards above. Tiled floor. Shelved high level cupboard. Window overlooking and Upvc double glazed door to gardens.

FIRST FLOOR

LANDING

(Of a good size). Access to fully boarded loft with retractable ladder with 1 year old boiler. Airing cupboard with shelving.

BEDROOM 1 13' 10" x 11' 0" (4.21m x 3.35m)

Radiator. Built in range of two double and one single wardrobe cupboards (part mirrored) with matching drawers. Radiator.

BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

Radiator. T.V point.

BEDROOM 3 11' 9" x 9' 0" (3.58m x 2.74m)

Radiator. T.V point.

BEDROOM 4 11' 0" x 9' 0" (3.35m x 2.74m)

Radiator. T.V point.

BATHROOM

White suite of panelled bath with separate Mira electric shower and glazed folding screen with fully tiled splashbacks. Pedestal wash hand basin. Low level W.C. Radiator. 3/4 tiled walls. Tiled floor.

EXTERIOR

Front gardens laid to parking for 2 cars with good area of lawns. Mature tree and shrub beds. Wide opening to side gardens with scope for further parking with wrought iron gate and timber fencing to a further area of wide side and rear gardens.

GARAGE

Up and over door. Power and light. Personal door. Consumer box and shelving.

Rear gardens beautifully landscaped and of an unusually large size with two areas of terrace adjoined by path. Brick retaining wall for flower beds to lawns. All maturely landscaped with hedges and shrub bed borders. Timber garden shed. Gate to second area of garden which was originally the vegetable patch. Silverbirch tree. Second garden shed. Outside tap and lighting.

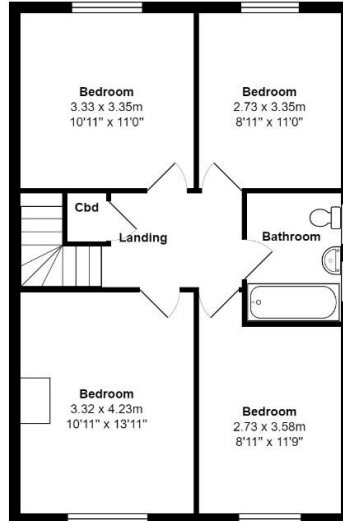
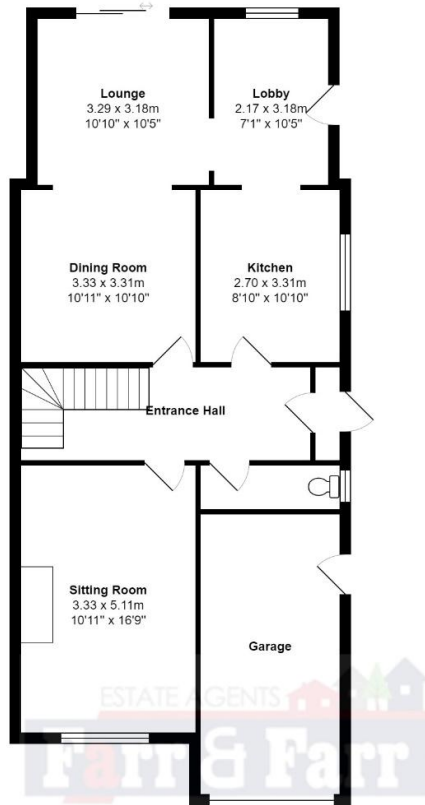
AGENTS NOTE

COUNCIL TAX: D

EPC: D-65







Approx Total Area: 143.8 m² ... 1548 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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