



23 Innsworth Lane, Longlevens, Gloucester, GL2 0DQ

£365,000

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Farr & Farr Sales Lettings 

23 Innsworth Lane, Longlevens,
Gloucester, GL2 0DQ

£365,000

A LOVELY EDWARDIAN TERRACED COTTAGE OF A
GOOD SIZE WITH BEAUTIFUL GARDENS

Innsworth Lane is a very popular tree line residential road situated just over 1 mile to the North East of Gloucester city Centre. Good local shopping is close by, excellent local schools are with an easy reach and access to Cheltenham and the M5 is only a short drive.

Number 23 is one of four properties believed to have been built for farm workers at the turn of the last century and offer surprisingly practical large and light accommodation. Internally the three bedrooms are a good size and there is a large upstairs bathroom. To the ground floor within a substantial two story extension is a good size sitting room with dining or study area as well as a kitchen/diner which adjoins and overlooks the garden. It is double glazed throughout, has gas central heating with recent boiler and to the exterior, a large front garden with a gated drive, parking and turning area, good size garage/workshop and lovely landscape Westerly backing enclosed rear gardens which are of .

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ENTRANCE PORCH

Carriage light and aluminium double glazed front door.

ENTRANCE HALL

Tiled floor. Radiator. Telephone point. Deep cloaks storage cupboard. Wall thermostat. Staircase to landing.

SITTING ROOM 22' 0" x 13' 8" (6.70m x 4.16m)(Max)

Timber fireplace with marble inset and coal effect gas fire. Two radiators. Coved ceilings. Window to the front. Two large windows to the rear. 15 light glazed door to:-

KITCHEN/DINER 19' 1" x 9' 0" (5.81m x 2.74m)

Dining area with radiator. Opening to kitchen area in English light oak fronted units with cupboards, drawers and worktops above. Wall cupboards. Fully tiled walls. Vinyl floor. Plumbing for washing machine. Built-in oven and four ring gas hob with extractor hood. Space for dryer. Ceiling spotlights. Windows overlooking and door to garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 10' 2" x 14' 3" (3.10m x 4.34m)

Two sets of double wardrobe cupboards. Overbed and bedside cupboards as well as matching dressing table unit. Radiator. Deep overstairs cupboard.

BEDROOM 2 13' 6" x 6' 8" (4.11m x 2.03m)

Double radiator. Double and single wardrobe cupboards with above bed cupboards.

BEDROOM 3 15' 7" x 6' 0" (4.75m x 1.83m)

Triple wardrobe cupboards and overbed cupboards. Radiator.

BATHROOM

Of a good size with panelled bath. Pedestal wash hand basin. Low-level WC. Store cupboard. Radiator. Half tiled walls. Extractor fan.

EXTERIOR

Front gardens of a very good size and maturely landscaped with large area of macadam drive with parking and turning areas. Wrought iron gates to the front and landscaped area of hard gravel with mature shrubs, bushes and tree. Secure arched side access to:-

Rear gardens which are Westerly backing and have a very good size with full width paved terrace and a path. Lawns, borders and mature bushes. Greenhouse and substantial timber garden shed with storage area behind. Carriage and other lighting outside. Power.

GARAGE 16' 8" x 10' 6" (5.08m x 3.20m)

Plus workshop recess. Power. Light. Shelving. Window to the side and recently installed Worcester gas fired central heating boiler. Small wash hand basin with hot and cold water and tap.

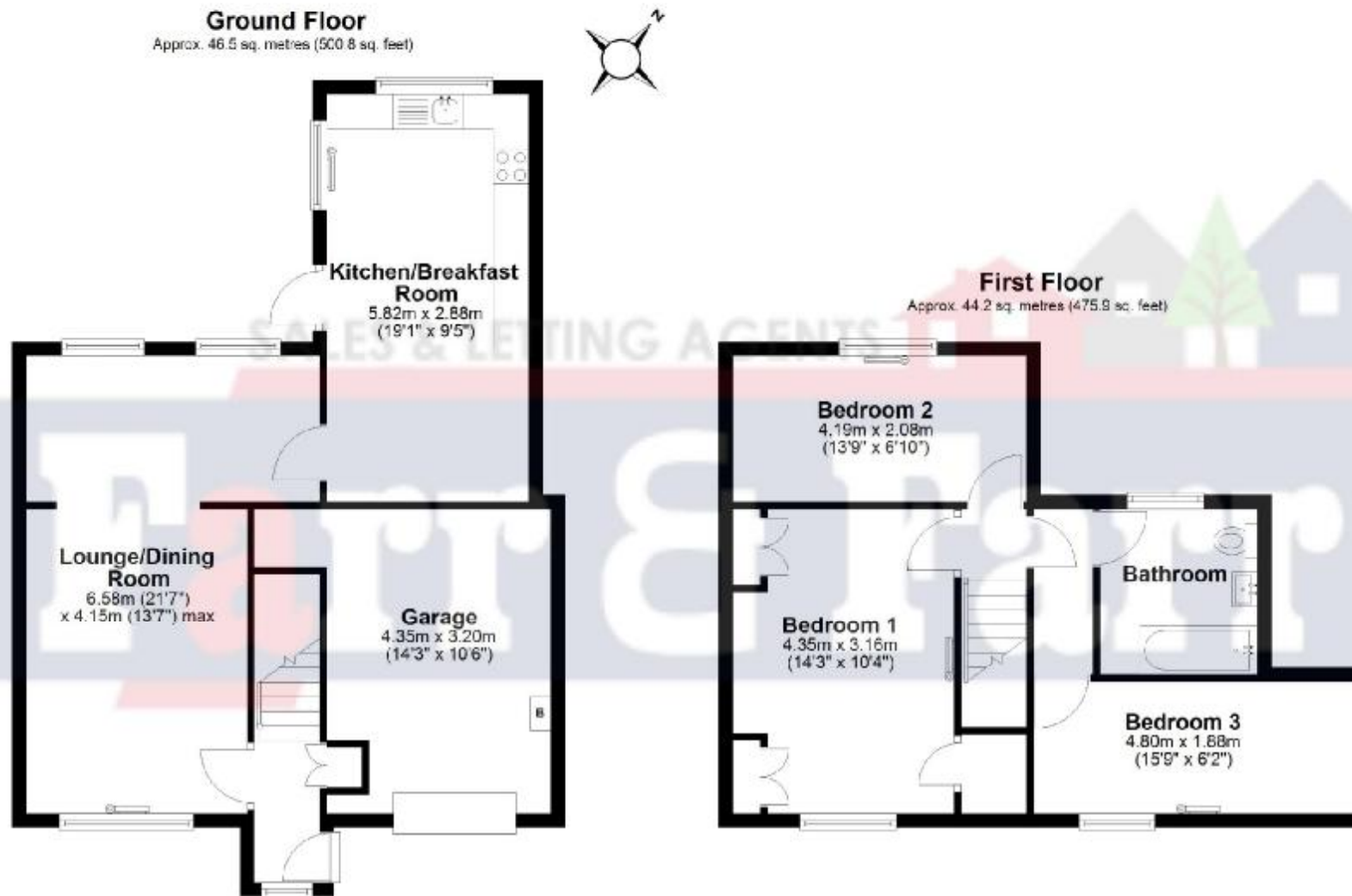
AGENTS NOTE

COUNCIL TAX: C

EPC: D-60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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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