



4 Ashmead, Longlevens, Gloucester - GL2 9RU  
£265,000

**Farr & Farr** Sales & Lettings

## 4 Ashmead, Longlevens

Gloucester, GL2 9RU

A VERY WELL PRESENTED SEMI DETACHED HOUSE IN A POPULAR POSITION WITH SOUTH WESTERLY BACKING GARDENS

Ashmead is a small and popular cul-de-sac situated on this popular modern development approximately 2 miles to the north east of Gloucester city Centre. Excellent schooling and shops are close by and access to Cheltenham and the M5 is a short drive.

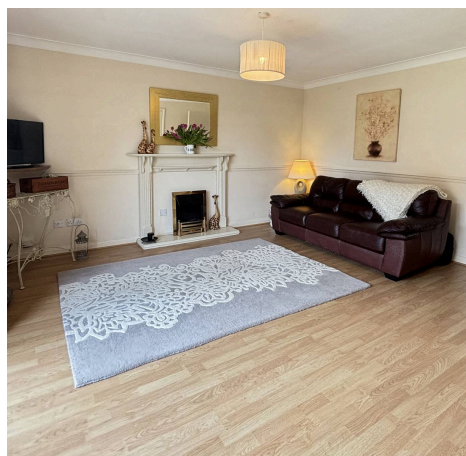
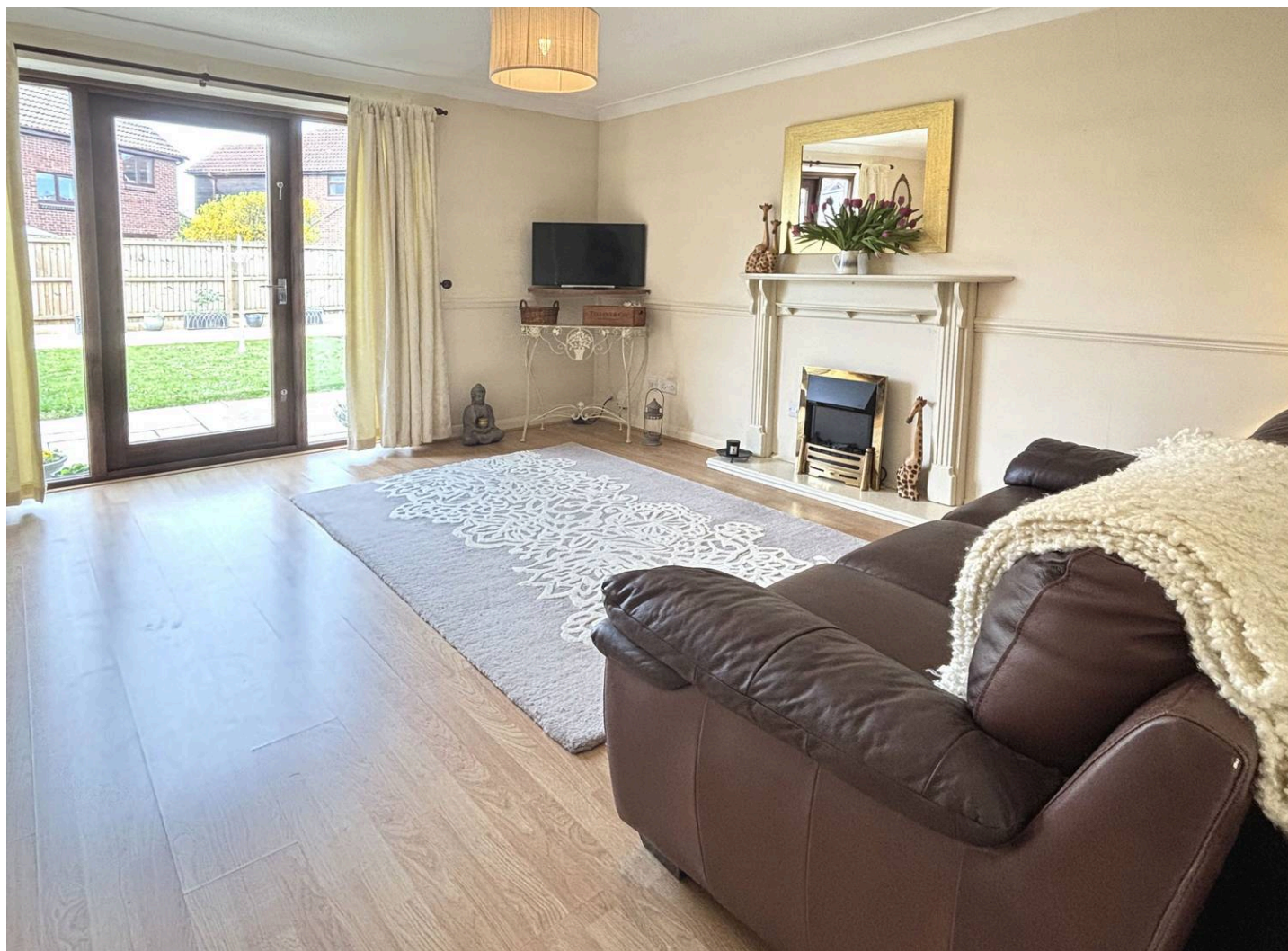
Number four has been very well looked after and improved in the current ownership and offers comfortable and well presented accommodation.

Internally there are three bedrooms and a bathroom. Good sized open plan lounge/dining room which overlooks and adjoins the garden and a well fitted kitchen. It is heated by gas, has double glazing throughout, and to the exterior the advantages of a good sized adjoining garage, parking to the front, and south Westerly backing landscape gardens of good proportions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





### **Porch**

Covered porch with custom-made hardwood front door with leaded light and coloured glass detail.

### **Entrance Hall**

Staircase landing. Radiator. Cloak cupboard with consumer box.

### **Sitting Room**

14' 6" x 14' 10" (4.42m x 4.52m)

Fireplace with electric fire. Coved ceilings. High-quality laminate flooring. Radiator. TV point. Understairs cupboard.

### **Kitchen**

8' 5" x 7' 10" (2.57m x 2.39m)

Inset one and a half bowl sink unit set to worktops with cupboards and drawers below. Wall and base units. Glass fronted crockery cupboards. Part tiled walls. Vinyl floor. Gas point. Space for fridge freezer. Plumbing for washing machine. Spotlights. Recently installed Vaillant gas fire central heating boiler.

### **First floor landing**

Access to loft with retractable ladder. Airing cupboard with shelving and radiator.

### **Bedroom 1**

10' 10" x 8' 8" (3.30m x 2.64m)

Boxed Bay window. Radiator.

### **Bedroom 2**

11' 0" x 8' 0" (3.35m x 2.44m)

Radiator.

### **Bedroom 3**

6' 6" x 6' 0" (1.98m x 1.83m)

Radiator.

### **Shower Room**

Large shower cubicle with marbrex splashback and stainless steel controls with glazed sliding door. Vanity unit with wash handbasin and cupboard below. Low-level WC. Tiled walls. Vinyl floor.



## Garage

16' 1" x 7' 8" (4.90m x 2.34m)

Up and over door. Power and light. Eves storage and personnel door to the rear.

## Front Garden

Predominantly to gravel with path to the front door and mature tree. Driveway with parking to garage

## Rear Garden

Very well landscaped with recently laid full width stone paved terrace with brick detail and shrubs to one side. Good area of lawns with path. Second area of terrace with mature shrubs and miniature trees including roses and fruit. All enclosed by closed boarded fencing. Wide gated side excess. Outside light.

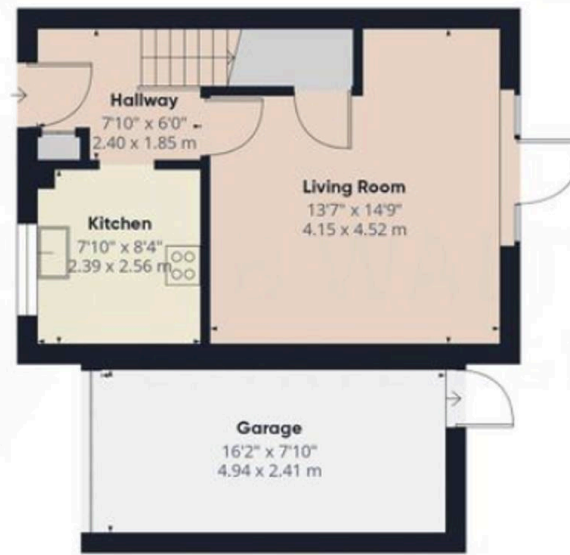
## GARAGE

Single Garage

## DRIVEWAY

1 Parking Space





Ground Floor



Floor 1

**Farr & Farr**

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