

Willowside Tewkesbury Road, Longford

Gloucester, GL2 9BN £517,500

Farr & Farr Sales & Lettings

Willowside Tewkesbury Road

Longford, Gloucester, GL2 9BN

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

A LARGE DETACHED FAMILY HOUSE THAT WAS BUILT BY THE CURRENT OWNER FOR ITS OWN OCCUPATION IN 1997 SET IN ¼ ACRE GARDENS

A detached property that is set well back from the road in this very convenient position just 1 mile to the North of Gloucester city centre. Access to all of the city centres facilities are close by and Cheltenham and the M5 is only a short drive.

The property was built by the current owner for his own occupation in 1997 and is now is in need of general updating. Internally the accommodation is a very good size with four double bedrooms, a large family bathroom and upstairs cloakroom as well as to the ground floor, three reception rooms, a kitchen/breakfast room, utility room and cloakroom. It is heated by gas and has double glazing throughout. The gardens extending all to over ¼ of an acre and laid out to the front with ample parking for several cars, a detached brick build garage and the rear gardens enjoys views to the West over rolling countryside.













ENTRANCE PORCH
UPVC double glazed front door. Radiator. 15 light glazed door.

ENTRANCE HALL
Staircase to landing. Radiator.

SITTING ROOM
18' 6" x 11' 3" (5.64m x 3.43m)
Timber fireplace with coal effect gas fire and marble insets. Two double radiators. Five wall light points. TV point. Windows to the front and rear. Door to:-

DINING ROOM
13' 1" x 9' 5" (3.99m x 2.87m)
Double radiator. Window to the side. Double UPVC double glazed French doors to terrace and garden.

KITCHEN
12' 9" x 12' 9" (3.89m x 3.89m)
Inset one and a half bowl ceramic sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built in oven and four ring gas hob. Kickboard heaters. Ceiling beam. Inset ceiling spotlights.

UTILITY ROOM
7' 6" x 5' 6" (2.29m x 1.68m)
Gas fired central heating boiler. Plumbing for washing machine. Radiator. Tiled floor. UPVC double glazed door to the side.

CLOAKROOM/SHOWER ROOM
Low-level WC. Pedestal wash hand basin. Fully tiled shower cubicle. Tiled floor. Radiator. Extractor fan.

STUDY/SECOND SITTING ROOM
15' 10" x 11' 1" (4.83m x 3.38m)
Window to the side and front. Double radiator. TV point.







FIRST FLOOR

LANDING
Radiator. Velux window.

BEDROOM 1
13' 0" x 12' 9" (3.96m x 3.89m)
Radiator. Two wardrobe cupboards. Views to the West over open fields.

ENSUITE
Low-level WC. Wash hand basin. Part tiled walls. Shaver light. Velux window.

BEDROOM 2
11' 3" x 9' 10" (3.43m x 3.00m)
(Plus dressing recess). Double and single radiators. Double wardrobe cupboard.

BEDROOM 3
11' 3" x 10' 6" (3.43m x 3.20m)
Radiator. Views to the rear over fields.

BEDROOM 4
11' 10" x 7' 9" (3.61m x 2.36m)
Radiator. Access to loft with retractable ladder.

BATHROOM
Of a good size with panelled bath with screen and tiled splashback. Low-level WC. Wash hand basin. Half tiled walls. Tiled floor. Radiator. Shaver light.

FRONT GARDEN

Gardens and grounds in in all extend to over 1/4 of an acre. Front gardens with five bar and pedestrian gate opening to large gravel driveway with parking for 5/6 cars. Good area of lawns and side access to either side.

REAR GARDEN

Approximately 150ft in length with paved terrace and predominantly laid to lawns with mixed shrubs and bushes and enjoying views to the West over fields and rolling countryside. Enclosed by fencing and hedging giving a great deal of privacy. Outside light.

GARAGE

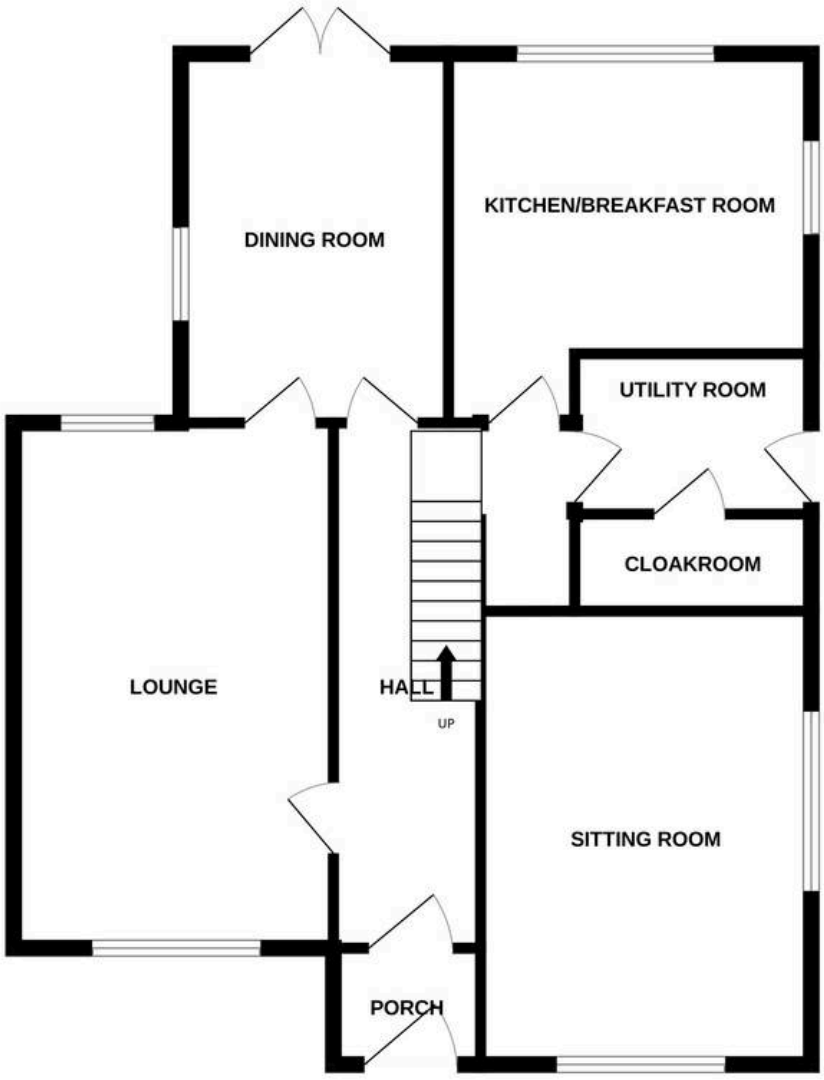
5 Parking Spaces

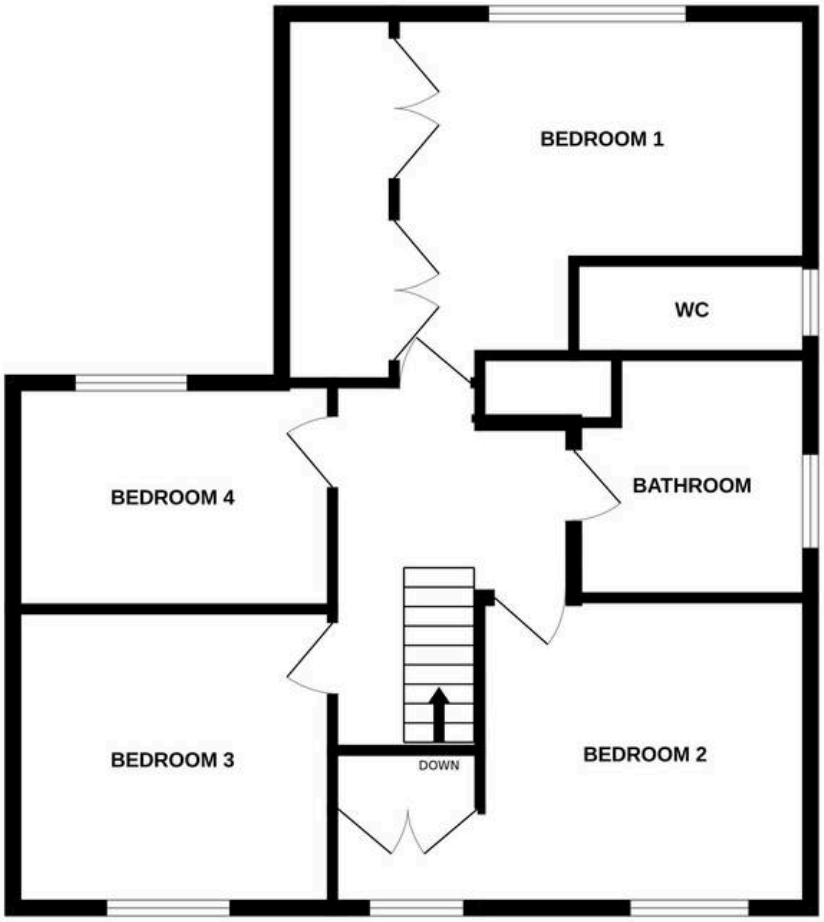
Brick built garage with up and over door. Power and light. Personnel door and eaves storage.











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