



Flat 11, The Willows, Gloucester, GL1 3LA
£167,500

Farr & Farr Sales & Lettings

Flat 11

The Willows Lansdown Road, Gloucester

AN ATTRACTIVE AND WELL MAINTAINED OVER 55'S GROUND FLOOR MAISONETTE IN A QUIET AND CONVENIENT POSITION

Number 11 has been well maintained and upgraded in it's current ownership and offers spacious and practical accommodation comprising of 2 double bedrooms, bathroom, lounge/diner and modern kitchen. The property also benefits from double glazing throughout and off-road parking with beautiful well-maintained communal gardens.

- GROUND FLOOR OVER 55 MASONETTE
- TWO DOUBLE BEDROOMS
- SPACIOUS AND CHARMING LOUNGE/DINER
- MODERN KITCHEN
- BATHROOM
- BEAUTIFUL COMMUNAL GARDENS
- GARAGE
- OFF ROAD PARKING

- Council Tax band: B
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D





Entrance hall

Accessed via UPVC double glazed door. Storage cupboard. Electric radiator. Airing cupboard. Laminate flooring. Hand rails.

Spacious and charming Lounge/Diner

17' 2" x 11' 5" (5.23m x 3.47m)

Large double glazed window overlooking communal gardens. Tv & telephone point. Electric radiator. Laminate flooring.

Kitchen

11' 8" x 7' 7" (3.56m x 2.30m)

A range of wall and base units with cupboards and drawers below. Built in eye level Samsung oven. Four ring induction hob with extractor fan. Part tiled splashbacks. Ceramic sink and drainer. Mixer taps. Double glazed window to front aspect. Space for fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Ceiling spotlights.

Bedroom 1

13' 9" x 9' 11" (4.18m x 3.01m)

Large double glazed window overlooking communal gardens. Electric radiator.

Bedroom 2

9' 11" x 8' 6" (3.03m x 2.59m)

Double glazed window to front aspect. Electric radiator. Laminate flooring.

Bathroom

Fully tiled Mira electric shower with sliding doors. Low level W.C. Vanity wash handbasin with cupboard below. Double glazed windows. Stainless steel heated towel rail. Tiled floor. Mirrored vanity cupboard.

Garage

Up and over door.



COMMUNAL GARDEN

Beautifully maintained gardens mainly laid to lawn with areas of shrub beds. Mature trees. Small terrace area.

OFF STREET

1 Parking Space

Off street parking to the front of the property.

GARAGE

Single Garage



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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