



135 Cheltenham Road, Longlevens, Gloucester, GL2 0JH

£395,000

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Farr & Farr Sales
Lettings

**135 Cheltenham Road, Longlevens,
Gloucester, Gloucestershire, GL2
0JH**

£395,000

**HIGHLY INDIVIDUAL DETACHED FAMILY HOME IN
A VERY POPULAR POSITION BUT NOW IN NEED
OF INTERNAL REFURBISHING**

Cheltenham Road is one of Gloucester's most popular residential road's situated approximately 1 1/2 mile to the East of Gloucester city centre. Some of the areas most sought after schools are within walking distance and good local shopping is close by. Access to Cheltenham and the M5 is only a very short drive.

Number 135 is a highly individual detached family home that has been in the same family for many years. Internally it offers three good sized bedrooms and a bathroom as well as three reception rooms and a kitchen. It is heated by gas, has double glazing throughout but is now in need of internal refurbishment and remodelling. To the exterior there is ample parking to the front with a gated brick paved drive, a detached garage and unusually, an air raid shelter as well as hard landscaped and easily maintained rear gardens.

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ENTRANCE PORCH

Front door and matching window. Quarry tiled floor.
Front door to:-

SITTING ROOM 13' 6" x 12' 4" (4.11m x 3.76m)

Stone fireplace. Double radiator. Picture rails. Door to:-

INNER HALL

Wood block flooring. Turning staircase to landing with understairs cupboard. Radiator.

LOUNGE 14' 0" x 11' 0" (4.26m x 3.35m)

Cast iron fireplace with tiled insets. Windows to the side and rear. Double radiator.

DINING ROOM 12' 6" x 9' 7" (3.81m x 2.92m)

Double radiator. Window to the front. Hole in the wall style fireplace.

KITCHEN 9' 7" x 8' 2" (2.92m x 2.49m)

Single drainer stainless steel sink unit with cupboards below. Wall shelving. Breakfast bar. Fully tiled walls. Extractor fan. Pantry with tiled shelf. Glazed door to:-

REAR LOBBY

Store cupboard.

CLOAKROOM

Low-level WC. Worcester gas fire central heating boiler.
Door to:-

REAR PORCH

Quarry tiled floor. Door to garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder.

BEDROOM 1 13' 6" x 12' 6" (4.11m x 3.81m)

Double radiator.

BEDROOM 2 12' 6" x 9' 5" (3.81m x 2.87m)

Double radiator.

BEDROOM 3 10' 6" x 10' 6" (3.20m x 3.20m)

Double radiator. Access to eaves storage.

BATHROOM

Panelled bath. Vanity unit with wash hand basin. Low-level WC. Fully tiled walls. Double radiator. Airing cupboard with radiator. Access to eaves storage.

EXTERIOR

Front gardens with low wall and wrought iron gates to good area of brick paved parking with space for 3/4 cars. Mature shrub beds with bark bushes. Small trees and gravel path. Double gates to a second area of brick drive and additional parking. Outside light and tap. Rear garden with second wrought iron gated side access to largely paved area with rockery borders. Shrub beds and bushes giving a great deal of privacy. Outside light.

DETACHED GARAGE 15' 0" x 7' 6" (4.57m x 2.28m)

Vaulted ceiling light and shelving.

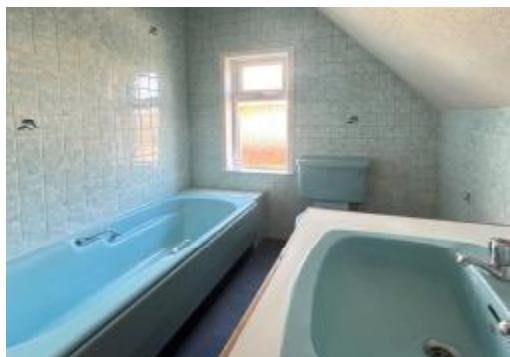
AIR SHELTER 10' 0" x 6' 0" (3.05m x 1.83m)

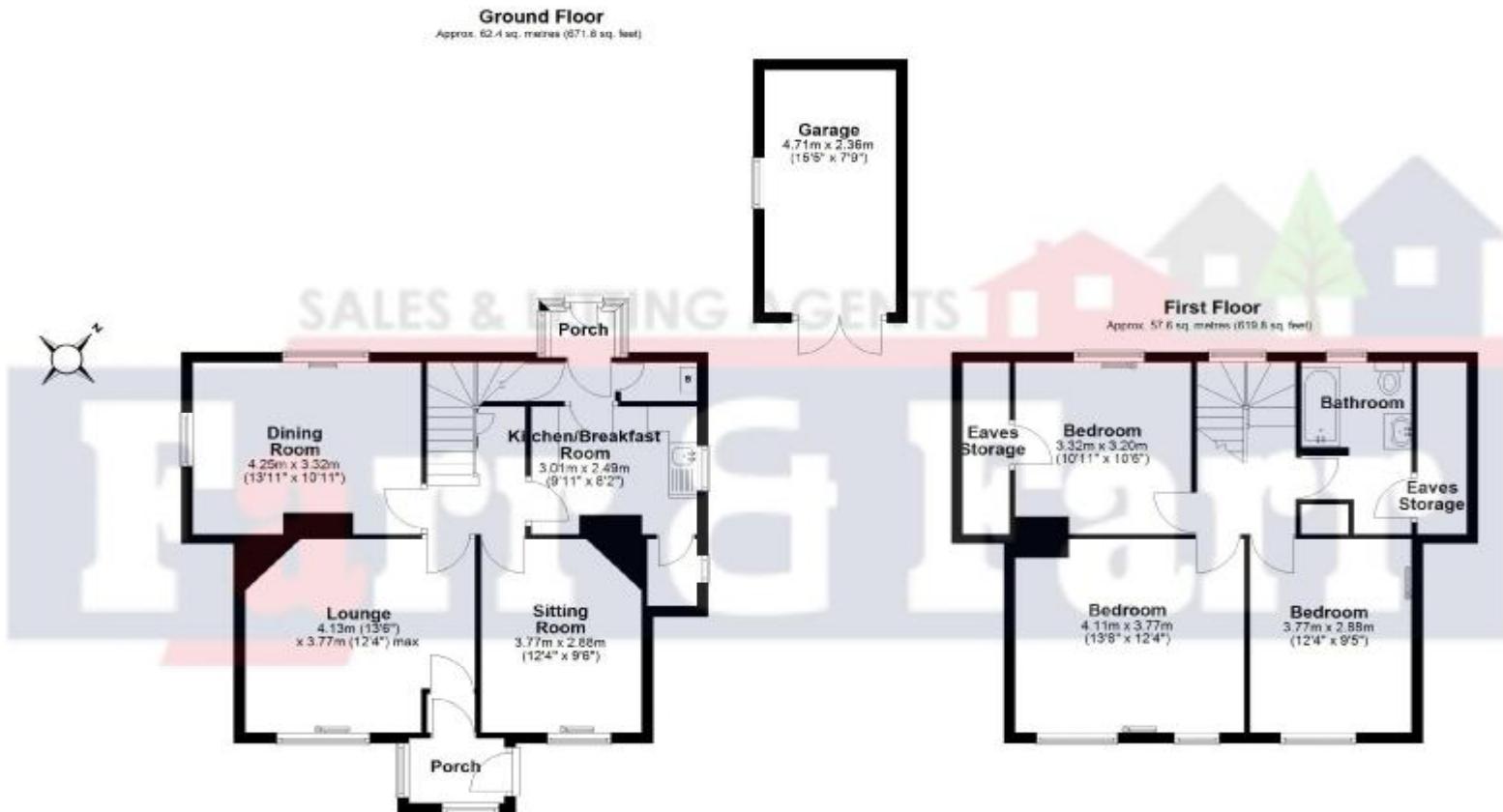
(APPROX). Light. Benches. Shelving. Small fireplace and chimney breast. Round window.

AGENTS NOTE

COUNCIL TAX: E

EPC: D-56





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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