



54 Nine Elms Road, Longlevens, Gloucester
GL2 0BH £330,000

Farr & Farr Sales & Lettings

54 Nine Elms Road

Longlevens, Gloucester

A SURPRISINGLY SPACIOUS 1950'S SEMI DETACHED FAMILY HOUSE IN NEED OF SOME UPGRADING WITH A GOOD SIZED WESTERLY BACKING GARDEN

Nine Elms Road is a very popular tree-line residential road situated approximately 2 miles to the East of Gloucester City Centre. Some of the area's most sought after schools are on the doorstep and access to Cheltenham and the M5 is only a short drive.

Number 54 has been in the same family ownership for many years and offers good sized family accommodation but he is now in need of some internal upgrading.

Council Tax band: C

Tenure: Freehold

EPC: D55

- THREE BEDROOMS
- SHOWER ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- AMPLE PARKING TO THE FRONT
- LARGE DETACHED GARAGE
- WESTERLY BACKING EASILY MAINTAINED REAR GARDEN





STORM PORCH

UPVC double glazed front door to:-

ENTRANCE HALL

Radiator. Understairs cupboard. Flank window. Telephone point. Staircase to landing.

SITTING ROOM

14' 9" x 12' 10" (4.50m x 3.91m)

Adam style fireplace with marble inset and coal effect gas fire. Radiator. Two new radiators. Three wall light points. Arch to:-

DINING ROOM

9' 9" x 5' 10" (2.97m x 1.78m)

Radiator. UPVC double glazed sliding patio doors to terrace and garden. Door to:-

KITCHEN

9' 2" x 11' 0" (2.79m x 3.35m)

Comprehensively fitted with inset stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Vinyl floor. Part tiled walls. Built-in Belling double oven with four ring gas hob and extractor hood. Plumbing for washing machine. Built-in fridge and freezer. UPVC double glazed door to rear gardens.





FIRST FLOOR

LANDING

Access to loft with retractable ladder. Flank window.

BEDROOM 1

15' 3" x 10' 7" (4.65m x 3.23m)

Bay window to the front. Double radiator. Range of two double and one single wardrobe cupboards and matching dressing table.

BEDROOM 2

12' 4" x 10' 0" (3.76m x 3.05m)

Radiator. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 3

8' 8" x 8' 4" (2.64m x 2.54m)

Overstairs wardrobe cupboard.

SHOWER ROOM

Double shower cubicle with marbrex splashback and Triton shower with glazed sliding screen. Pedestal wash hand basin. Low-level WC. Tiled walls. Vinyl floor. Radiator.



FRONT GARDEN

Low wall and lawns. Macadam drive and ample parking to the front door.

REAR GARDEN

Rear gardens, Westerly backing with good area of paved terrace and path with Astroturf lawns to either side and mature shrub beds with bushes. Enclosed by close boarded fencing.

GARAGE

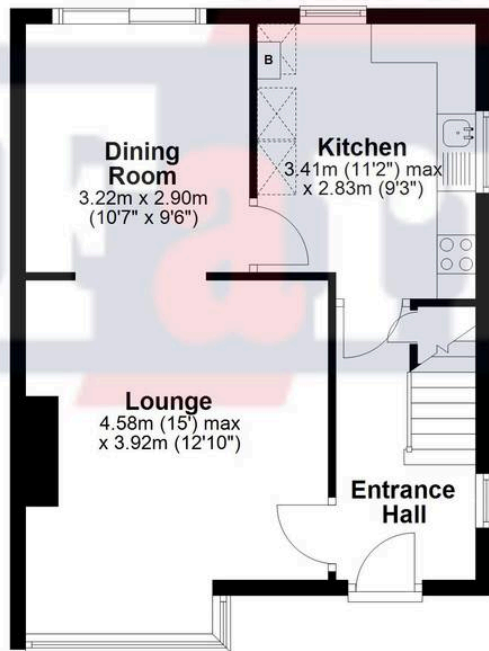
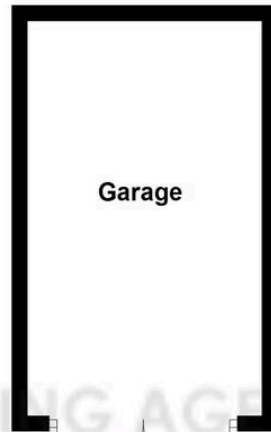
Single Garage

17'2 x 10'5. Overly high. Double doors to the front. Light. Shelving. Personnel door and window to the rear.



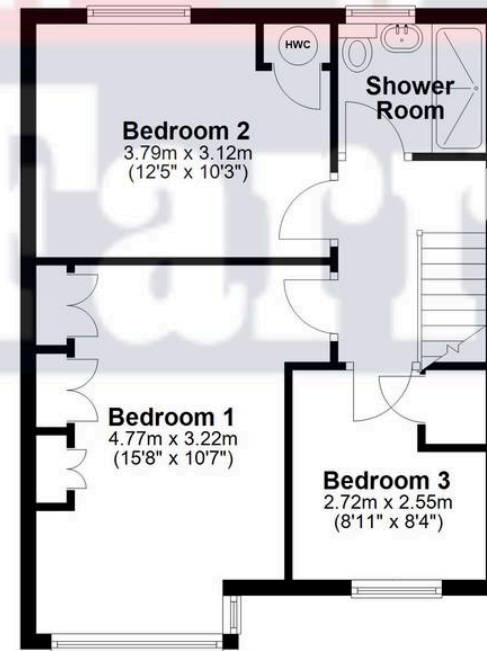
Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)
(excluding Garage)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 87.3 sq. metres (939.5 sq. feet)

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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