



74 Elmleaze, Longlevens, Gloucester, GL2 0JX
£290,000

Farr & Farr Sales & Lettings

74 Elmleaze

Gloucester

Located down a quiet footpath in Elmleaze, this deceptively spacious three bedroom property benefits from a particularly large garden. The front garden leads to the property and the entrance hall opens into a living room with conservatory off. The kitchen is well fitted with a good number of units and benefits from a separate utility room.

Stairs lead to the first floor landing with three bedrooms - two to the rear and a good sized single overlooking the front. A family bathroom completes the property.

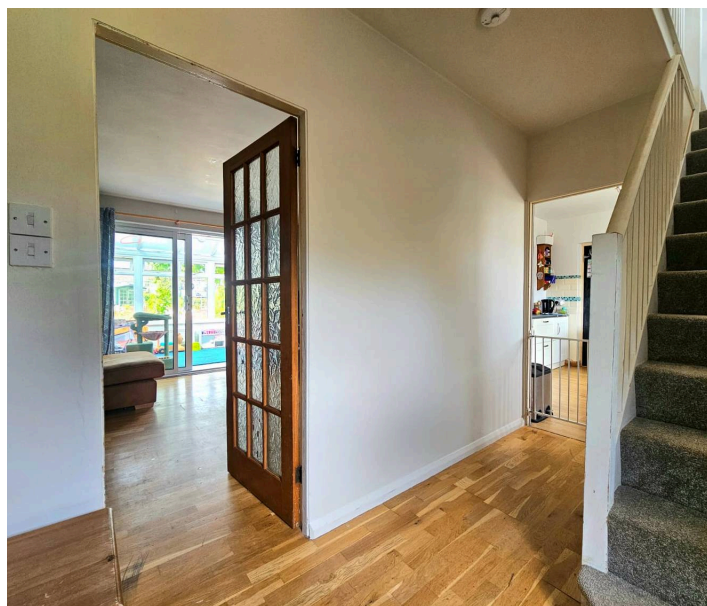
To the rear sits an exceptional garden which offers plenty of space and benefits from an attractive pond.

Elmleaze is well located within Longlevens and benefits from good access to local shops, amenities and bus routes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





Entrance Hall

5' 11" x 13' 0" (1.80m x 3.95m)

Upvc front door into entrance hall. Radiator. Veneer wood flooring. Understairs storage.

Kitchen

19' 5" x 10' 2" (5.92m x 3.11m)

Kitchen with a large range of wall, base and drawer units. Laminate worktop. Double glazed window to front. Double glazed French doors to rear. Composite sink with draining board and mixer tap. Oven. Hob. Dishwasher. Breakfast bar.

Living Room

12' 10" x 13' 0" (3.90m x 3.95m)

Double glazed sliding doors to conservatory. Veneer wood flooring. Radiator. Feature fireplace.

Conservatory

9' 6" x 14' 5" (2.89m x 4.39m)

Conservatory with double glazed window surround. French doors to rear garden. Electric heater. Tiled flooring.

Utility Room

Upvc door with frosted double glazed window to side. Laminate flooring. Boiler.





First Floor Landing

8' 2" x 9' 1" (2.49m x 2.77m)

Spacious landing. Double glazed window to front. Carpet. Access to loft via hatch.

Bedroom One

10' 6" x 11' 8" (3.21m x 3.56m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

Bedroom Two

10' 6" x 10' 4" (3.21m x 3.16m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Three

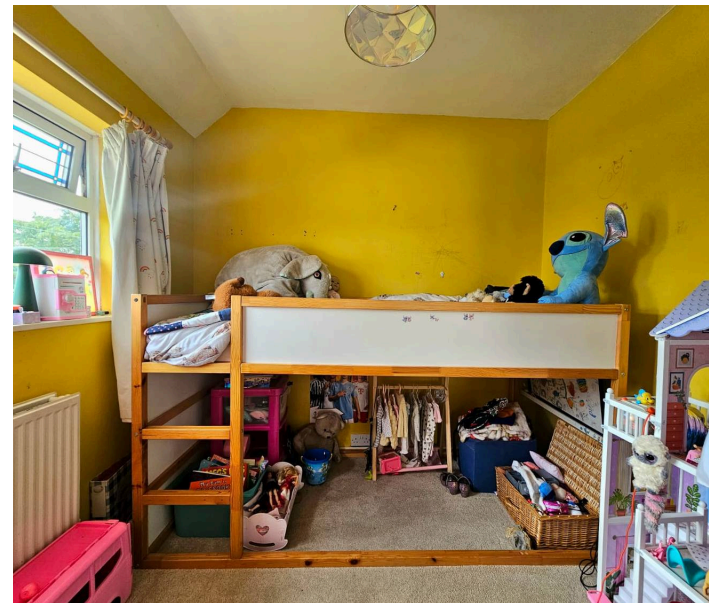
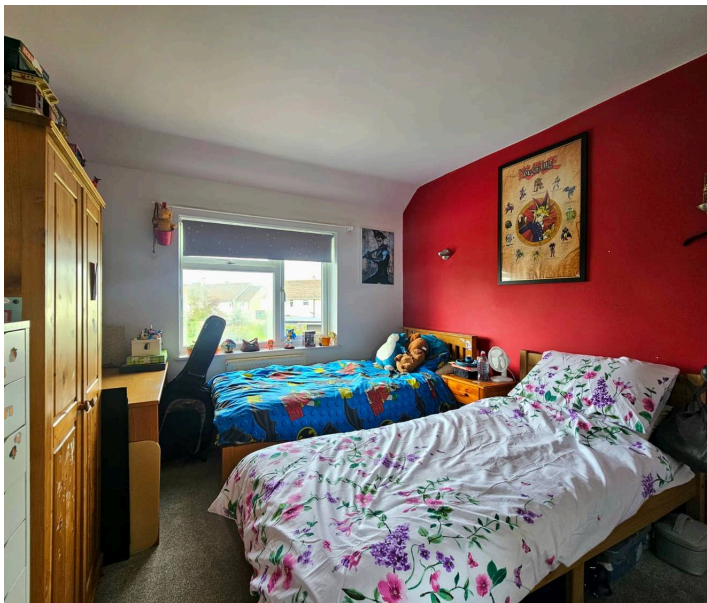
8' 2" x 8' 2" (2.50m x 2.50m)

Double glazed window to front. Carpet. Radiator.

Bathroom

8' 1" x 5' 7" (2.46m x 1.71m)

Frosted double glazed window to side. WC. Basin. Bath with electric shower over. Part-tiled walls. Vinyl flooring. Heated towel rail.



FRONT GARDEN

Pleasant front garden laid to lawn with fence surround.

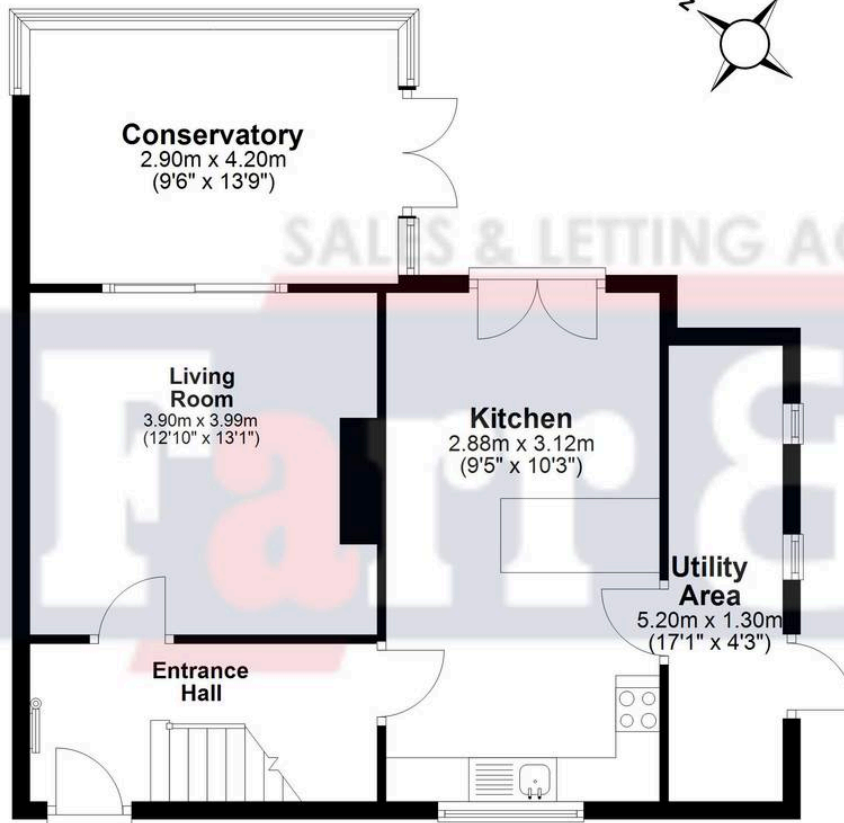
REAR GARDEN

A very good sized rear garden. Patio. Lawn. Pond. Summer house. Fence and hedge surround. Side access.



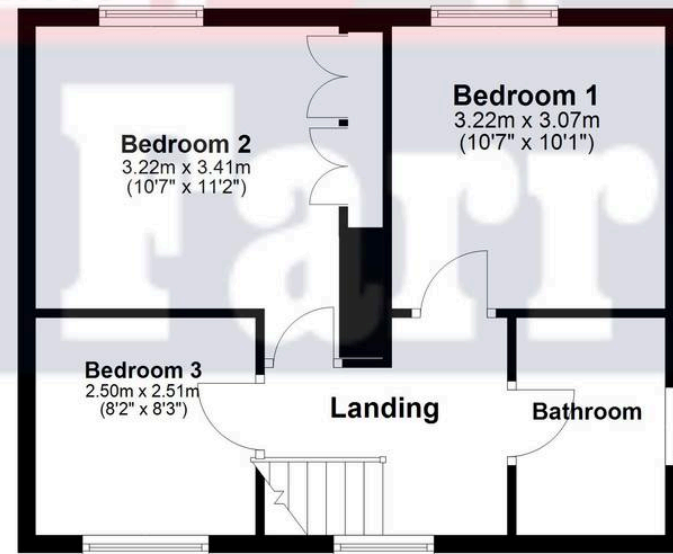
Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 103.2 sq. metres (1111.2 sq. feet)

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125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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