



24 Windermere Road, Longlevens, GL2 0LZ
£360,000

Farr & Farr Sales & Lettings

24 Windermere Road

Longlevens, Gloucester, GL2 0LZ

A SPACIOUS AND WELL MAINTAINED THREE BEDROOM EXTENDED SEMI DETACHED IN A HIGHLY DESIRABLE LONGLEVENS LOCATION

The property has clearly been well maintained over the years and whilst now offering scope for some cosmetic updating and modernisation, provides an excellent opportunity to create a wonderful long term family home.

The accommodation is entered via a welcoming entrance hall with feature circular window and stairs leading to the first floor. The ground floor offers generous living space, including a spacious living room with attractive bay window and feature fireplace, together with an extended dining/family room providing ample space for entertaining and a well proportioned kitchen with access to the rear. Upstairs the property offers three bedrooms together with shower room fitted with white suite and generous walk in shower.

The property also benefits from a substantial detached garage/workshop, off road parking and generous south facing rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL

Radiator. Stairs to landing. Telephone point. Glazed circular feature window.

SITTING ROOM

17' 9" x 12' 4" (5.42m x 3.75m)

Large double glazed bay window. Feature fireplace with marble surround. Radiator. Wall lights.

DINING ROOM

18' 8" x 11' 0" (5.70m x 3.35m)

Double glazed window overlooking the garden. Double glazed door to garden. Two radiators. Shelving unit with cupboard below. Wall lights. Serving hatch.

KITCHEN

11' 6" x 8' 5" (3.50m x 2.56m)

Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Inset stainless steel sink and drainer. Built in fridge. Integrated Bosch electric hob with extractor fan. Built in double oven. Plumbing for washing machine. Larder cupboard. Tiled flooring. Glazed door to utility.

UTILITY AREA/CLOAKROOM

5' 7" x 3' 3" (1.70m x 0.99m)

Radiator. Good sized storage cupboard with sliding door. W.C. Double glazed window. Door to garden.

LANDING

Double glazed window. Access to loft.

BEDROOM 1

14' 4" x 9' 7" (4.38m x 2.91m)

Large double glazed bay window. Radiator. Fitted wardrobes and cupboards.

BEDROOM 2

10' 3" x 10' 9" (3.12m x 3.28m)

Radiator. Double glazed windows. Fitted wardrobes.



BEDROOM 3

8' 8" x 7' 5" (2.63m x 2.27m)

Radiator. Double glazed window. Fitted wardrobes, shelving and dressing area.

BATHROOM

Fitted with a white suite comprising low level WC and wash hand basin, together with generous walk in shower. Fully tiled walls. Tiled flooring. Stainless steel heated towel rail. Wall mounted mirror. Underfloor heating.

GARAGE/WORKSHOP

20' 8" x 10' 2" (6.31m x 3.09m)

Garage/workshop with up and over door offering excellent storage and workspace with power and lighting. Large window. Eaves storage. Separate door.

Garden

Paved patio area ideal for outdoor seating, leading onto an extensive lawn with central path, mature trees, shrubs and established borders with greenhouse and raised planting area. Attractive raised pond providing a lovely focal point. To the far end of the garden is a further raised planter with useful garden shed. Double gated side access leads to the drive with ample parking for multiple cars.

Front Garden

Block paved driveway providing ample off road parking with double gates leading to garage. A low level boundary wall with established attractive planting.





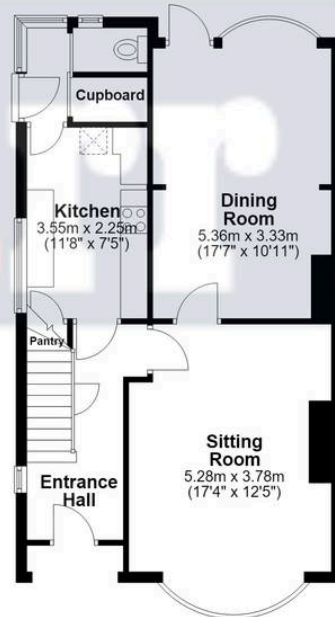
Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)
(excluding Double Garage)



SALES & LETTING AGENTS

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First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)

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