



33 Chamwells Walk, Longlevens, Gloucester  
GL2 9JA £345,000

**Farr & Farr** Sales & Lettings

## 33 Chamwells Walk

Longlevens, Gloucester, GL2 9JA

An unspoiled and surprisingly good sized chalet style semi detached house on a large corner plot with beautiful gardens.

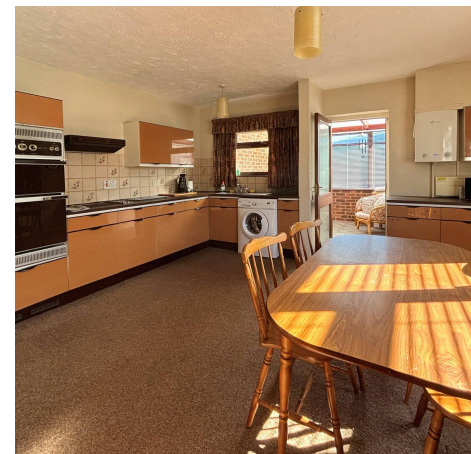
Chamwells Walk is a delightful small cul-de-sac situated on the popular Oxstalls development just over a mile to the east of Gloucester city Centre. Good local shopping and transport facilities are close by and access to Cheltenham and the M5 is only a short drive.

Number 33 unusually is being sold for the first time since new in the mid 1960s and although dated has been beautifully looked after for those 60 years. Inside the accommodation it is of a very good size and surprisingly practical. To the exterior, the gardens are a significant selling point being beautifully maintained and not only to the rear but also to the side of the property enjoying a great deal of privacy, but also allowing for significant development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





### Entrance Hall

Accessed via porch with light and UPVC double glazed door. Radiator. Stairs to landing. Telephone point. Wall thermostat. Large understairs cupboard.

### Sitting Room

20' 8" x 12' 0" (6.30m x 3.66m)

Fireplace with electric coal effect fire. Wall light points. Radiator. window to the side and UPVC double glazed sliding patio doors to garden.

### Kitchen/Diner

14' 7" x 14' 3" (4.45m x 4.34m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Plumbing for washing machine. Worcester gas fire central heating boiler. Space for fridge/freezer. Deep larder cupboard with meter. Glazed door to;-

### Conservatory

9' 0" x 7' 6" (2.74m x 2.29m)

Radiator. Vinyl floor. Half glazed door to garden.

### Cloakroom

Low level WC. Part timber panelled walls.

### First floor landing

Deep airing cupboard with lagged copper cylinder immersion heater. Time clocks and shelving.

### Bedroom 1

12' 0" x 10' 2" (3.66m x 3.10m)

Radiator.

### Bedroom 2

12' 0" x 10' 6" (3.66m x 3.20m)

Radiator.



### BEDROOM 3

9'0" x 6'7" (2.74m x 2.01m) Deep recess. Radiator.

### BATHROOM

Panelled bath. Pedestal wash hand basin. Low level W.C. Radiator. Part tiled walls.

### FRONT GARDEN

Laid to paths with varying gravel terraces for ease of maintenance. gated side access to rear gardens. Off road parking space.

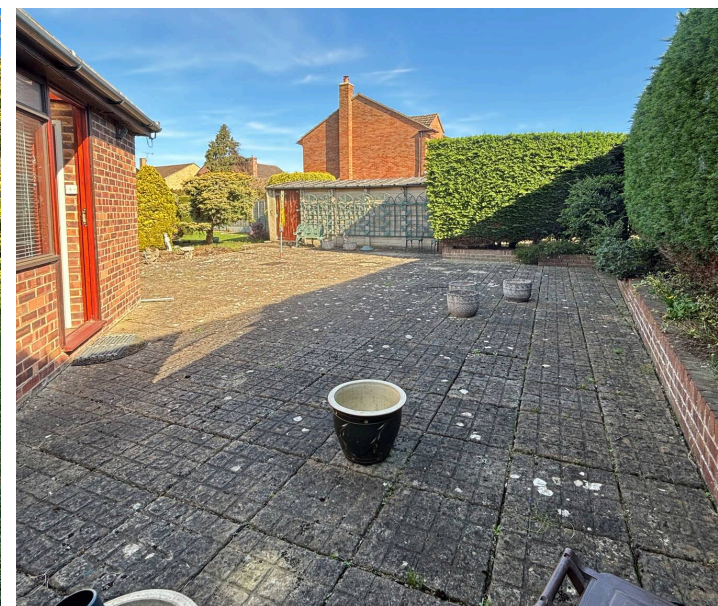
### REAR GARDEN

A large corner plot allowing for unusually interesting rear gardens with large area to side and partially to the rear of paved terrace opening onto mature and evergreen landscape rear gardens. Further terrace. Good area of lawn and multiple mature shrubs and smalls trees enclosed by high hedging and fencing, giving a good deal of privacy. Concealed area ideal for storage or further shed. Outside lighting and tap.

### GARAGE

Single Garage

21'2" x 8'8" Up and over door. Power and light. Window and personal door.





**Farr & Farr**

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