



109 Lansdown Road, Gloucester – GL1 3JF

Offers in Region of £475,000

**Farr & Farr** Sales & Lettings

# 109 Lansdown Road

Gloucester, GL1 3JF

AN EXTENDED 1930'S DETACHED FAMILY HOME OF AN INDIVIDUAL DESIGN SET IN AN ESTABLISHED RESIDENTIAL ROAD

Number 109 is an attractive and individual detached family home that sits on a wider than average plot and has potential for extension to either or both sides. Internally there are three bedrooms, family bathroom, an extended lounge/diner to the rear as well as a formal sitting room and a study.

Lansdown Road is a very popular tree lined cul-de-sac situated off Denmark Road less than half a mile to the North of the city centre. Some of the areas most sought after schools are within walking distance, Gloucester rugby and the exciting development Gloucester quays are both close by and access to Cheltenham and the M5 is only a short drive.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **ENTRANCE PORCH**

Tiled floor. UPVC double glazed sliding door. UPVC double glazed door to:-

#### **ENTRANCE HALL**

Turning staircase to landing. Wall light points. Understairs Cupboard.

#### **CLOAKROOM**

Low level W.C. Wash hand basin. Tiled floor.

#### **SITTING ROOM**

Dimensions: 12' 2" x 12' 0" (3.71m x 3.65m). High quality flooring. Boxed radiator. Bay window to the front. TV point.

#### **DINING/FAMILY ROOM**

Dimensions: 27' 0" x 12' 0" (8.22m x 3.65m). Two radiators. Stone fireplace with fitted gas fire. Coved ceilings. Double glazed window overlooking the garden. Aluminium double glazed sliding patio doors to:-

#### **CONSERVATORY**

Dimensions: 12' 0" x 8' 2" (3.65m x 2.49m). Lean to style in single glazing. Tiled floor. UPVC double glazed sliding doors to garden.

#### **STUDY**

Dimensions: 10' 8" x 7' 9" (3.25m x 2.36m). Radiator. Door to garage.

#### **KITCHEN**

Dimensions: 11' 6" x 8' 9" (3.50m x 2.66m). Inset single drainer sink unit with mixer taps. Cupboards & drawers below. Wall & base units with worktops. Part tiled walls. Tiled floor. Gas point. Extractor hood. Double radiator. Space for fridge/freezer. Plumbing for washing machine & dishwasher. Boiler cupboard with gas fired central heating boiler, time clocks & shelving above. UPVC double glazed door to covered side area & garden.



## FIRST FLOOR LANDING

Access to loft

## BEDROOM 1

Dimensions: 13' 6" x 12' 0" (4.11m x 3.65m). Bay window to front aspect. Radiator. Complete range of three double & one single wardrobe cupboards with built in drawers.

## BEDROOM 2

Dimensions: 11' 8" x 11' 0" (3.55m x 3.35m). Built in range of three double wardrobe cupboards & one single with drawers. Radiator. Double glazed window with views of the garden.

## BEDROOM 3

Dimensions: 7' 8" x 7' 1" (2.34m x 2.16m). Quadruple wardrobe cupboard with mirrored sliding doors.

## BATHROOM

White suite comprising of panel bath with Triton electric shower. Pedestal wash hand basin. Low level W.C. Part tiled walls. Vinyl floor. Vertical heated towel rail/radiator.

## EXTERIOR

Front garden with low wall and brick Pavia driveway. Separate path & wide side access allowing for further extension. Side gardens partially covered with wide side gate and timber garden shed.

Rear gardens are very private and surrounded by high hedges. Area of lawns with pond. Terrace surround.

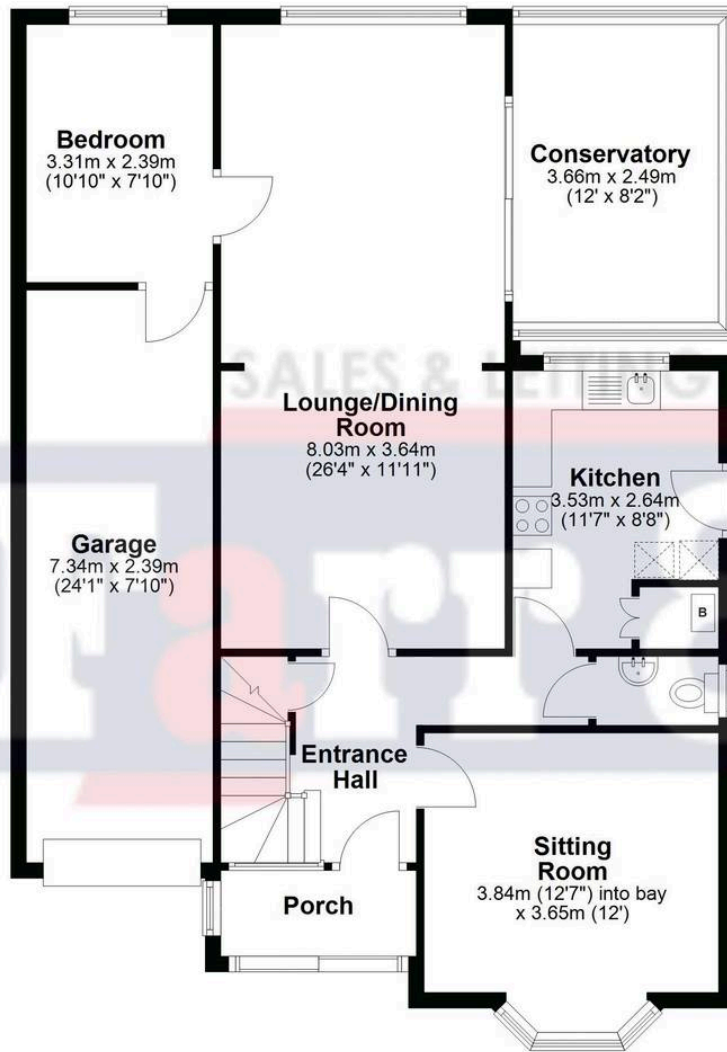
## DRIVEWAY

1 Parking Space

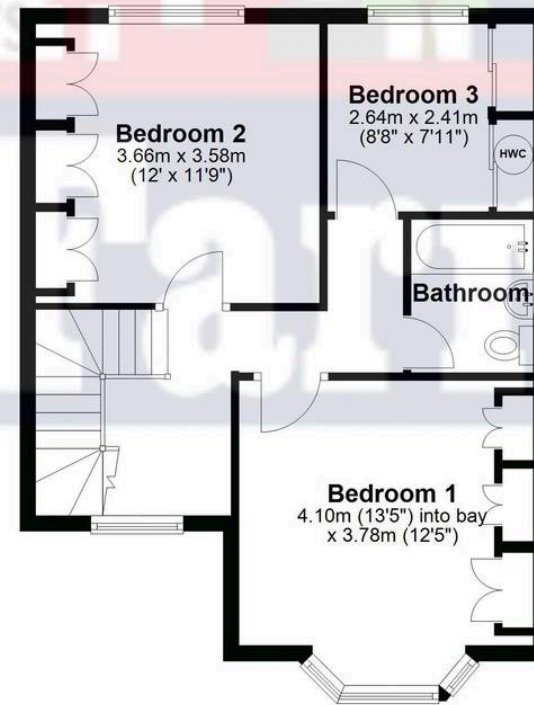
Parking for several cars. Garage 24' 0" x 8' 0" (7.31m x 2.44m). Up & over door. Power & light.



**Ground Floor**  
Approx. 102.5 sq. metres (1103.8 sq. feet)



**First Floor**  
Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 150.0 sq. metres (1614.5 sq. feet)

**Farr & Farr**

125 Cheltenham Road, Gloucester - GL2 0JQ  
01452380444 • longlevens@farrandfarr.co.uk •

**Farr & Farr** Sales Lettings