



86 Little Normans, Longlevens – GL2 0UB
£185,000

Farr & Farr Sales & Lettings

86 Little Normans

Longlevens, Gloucester

A ONE BEDROOM SEMI DETACHED PROPERTY TUCKED AWAY ON A QUIET NO THROUGH ROAD

This one bedroom property presents an excellent opportunity for first time buyers, investors or those looking for a project.

Offering well proportioned accommodation including an open plan living area, fitted kitchen, shower room and a private low maintenance garden with gated parking, the property would benefit from cosmetic upgrading allowing a buyer to add their own style. Offered to the market with NO ONWARD CHAIN.

Little Normans is a popular residential road situated off Innsworth Lane, approximately 2 miles to the north east of Gloucester city centre. Access to Cheltenham, the M5 and some of the area's most sought after schools are all within easy reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- ONE BEDROOM END TERRACE
- NO ONWARD CHAIN
- PRIVATE GARDEN
- SECURE OFF ROAD PARKING





Entrance porch

Accessed via front door. Double glazed window. Storage cupboard. Arch to:-

Lounge/Diner

12' 11" x 10' 0" (3.94m x 3.05m)

Stairs to landing. Baxi gas heater. Double glazed sliding doors to garden.

Kitchen

5' 9" x 13' 7" (1.74m x 4.14m)

A range of wall and base units with cupboards and drawers. Ceramic 1.5 sink with mixer tap. Four ring gas hob with extractor hood. Integrated microwave and separate oven. Plumbing for washing machine. Integrated fridge/freezer. Double glazed window. Tiled floor.

Landing

Access to loft.

Bedroom 1

13' 0" x 9' 7" (3.96m x 2.91m)

Double glazed window. Deep storage cupboard.

Bathroom

Full Marbrex walls with large walk in shower. Low level w.c. Pedestal wash hand basin. Double glazed windows. Laminate floor.



GARDEN

Paved patio area with shrub bed borders. Garden shed.
Outside tap. Gated side access.

SECURE GATED

1 Parking Space

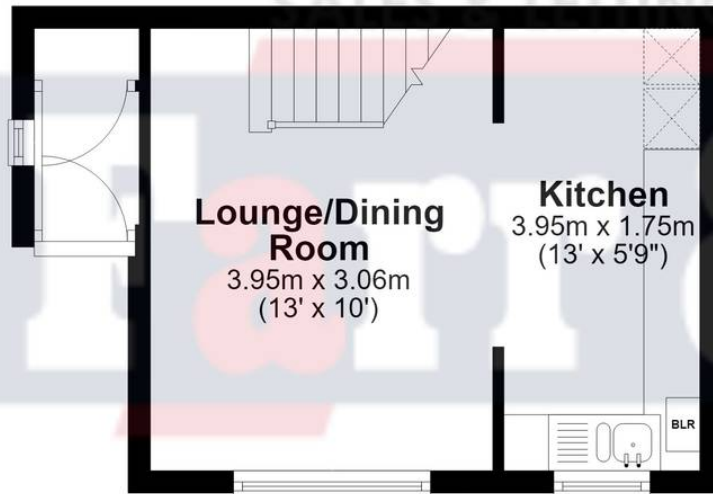
Double gates to parking area.





Ground Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.8 sq. feet)



Total area: approx. 40.6 sq. metres (437.1 sq. feet)

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