



18 Cypress Gardens, Longlevens, Gloucester,  
GL2 0RB - £200,000

**Farr & Farr** Sales & Lettings

# 18 Cypress Gardens

Longlevens, Gloucester

A SURPRISINGLY SPACIOUS COACHHOUSE THAT HAS BEEN ALTERED TO GIVE LARGE AND HIGHLY PRACTICAL ACCOMMODATION

Cypress Gardens is a small and popular development on the Eastern edge of Gloucester. The city centre is 2 miles to the West, Cheltenham is only 5 miles to the East and access to the M5 with it's fast routes North and South is only a very short drive.

Number 18 has unusually been altered to professionally turn the garage into a second bedroom with access to the private garden. On the first floor is a very large open plan sitting/dining room as well as a well fitted kitchen, bedroom two and bathroom. Additionally it is heated by gas throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

- TWO BEDROOMS
- ENSUITE CLOAKROOM
- BATHROOM
- KITCHEN
- LARGE OPEN PLAN SITTING/DINING ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED GARDENS
- PARKING





#### **ENTRANCE HALL**

Radiator.

#### **OPEN PLAN LIVING/DINING ROOM**

18' 3" x 21' 4" (5.56m x 6.50m)

Two double radiators. Two wall light points. Wall thermostat. TV point. Windows to the front and rear.

#### **KITCHEN**

6' 0" x 9' 1" (1.83m x 2.77m)

One and half bowl single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Vinyl tiled floor. Built in AEG oven and four ring gas hob and concealed cooker hood. Plumbing for washing machine. Cupboard housing ideal gas fired central heating boiler and time clocks. Walk in store cupboard. Extractor fan.

#### **BEDROOM 1**

17' 0" x 8' 6" (5.18m x 2.59m)

Ground Floor. Double radiator. UPVC double glazed French doors to rear garden.

#### **ENSUITE**

Low-level WC. Wash hand basin. Plumbing for washing machine.

#### **BEDROOM 2**

11' 0" x 10' 8" (3.35m x 3.25m)

Airing cupboard with factory lagged cylinder and immersion heater. Radiator.

#### **BATHROOM**

White suite of panelled bath with Mira electric shower. Fully tiled splashback and glazed screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Vinyl tiled floor. Radiator. Extractor fan.



## FRONT GARDEN

Parking with small store (originally the garage).

## REAR GARDEN

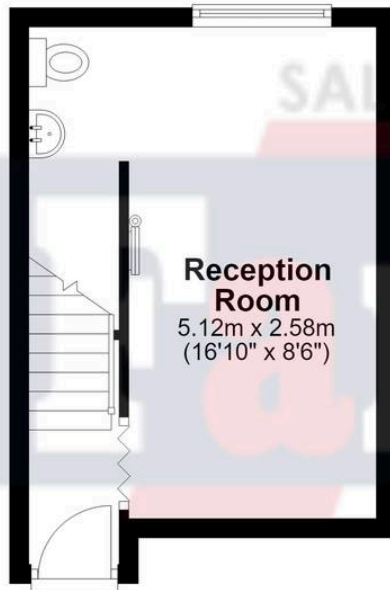
Laid predominantly to gravel and paving with central rockery. Timber garden shed. Outside tap and power. Security lighting. Gated rear access.

## OFF STREET

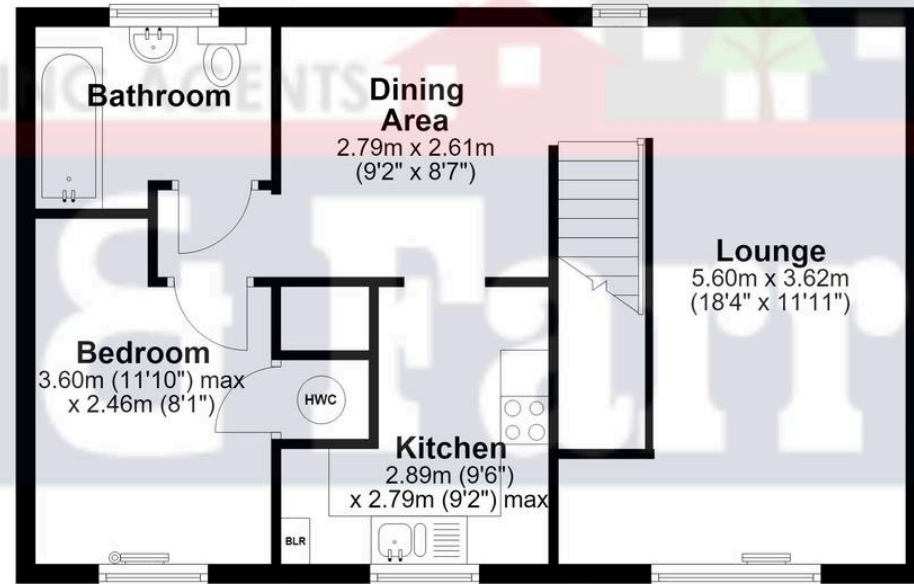
1 Parking Space



**Ground Floor**  
Approx. 19.0 sq. metres (204.4 sq. feet)



**First Floor**  
Approx. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)

**Farr & Farr**

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