

12 Grosvenor Road
Longlevens, Gloucester GL2 0SB

STEVE GOOCH
ESTATE AGENTS | EST 1985

12 Grosvenor Road

£595,000

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A BEAUTIFULLY PRESENTED DISTINGUISHED 1930's FOUR/FIVE bedroom DETACHED PERIOD FAMILY HOME showcasing an abundance of ORIGINAL FEATURES and TIMELESS CHARACTER. Complemented by a SELF CONTAINED ONE BEDROOM ANNEXE, SECLUDED SOUTH FACING GARDEN, OFF ROAD PARKING and a DETACHED GARAGE. This exceptional home is offered to the market with NO ONWARD CHAIN.

The accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room, cloakroom, garden room and utility. Whilst to the first floor four bedrooms and family bathroom.

In addition to the ground floor accessed via the garden is a one bedroom self contained annex with an open plan kitchen/living room with en-suite facilities and walk in wardrobe.

Additional benefits include gas fired central heating with a replacement boiler two years old, replacement double glazing, having large bays allowing in lots of light and verandah to the master bedroom.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens).
Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens.
The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.



Solid wooden door leads into:

ENTRANCE PORCH
Tiled flooring, hardwood part glazed door leads into:

ENTRANCE HALL
Various doors leading off, stairs leading to the first floor with a storage cupboard under, radiator, picture rails, wooden flooring.

CLOAKROOM
Close coupled w.c., bespoke wooden wash hand basin with a fountain tap and shelf below, tiled splashback, wall mounted mirror, part tiled walls.

KITCHEN/BREAKFAST ROOM
20'11 x 7'10 (6.38m x 2.39m)
Modern kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap over, tiled splashbacks, five ring gas hob with an extractor fan over, a further range of units, integral fridge, electric oven, breakfast bar area, wall mounted radiator, tiled flooring, upvc double glazed window to side aspect, double wooden doors give access to a:

GARDEN ROOM
8'2 x 7'8 (2.49m x 2.34m)
Dwarf wall construction with tiled flooring, upvc double glazed glazed windows and upvc part glazed door into the garden.

UTILITY ROOM
8'2 x 5'11 (2.49m x 1.80m)
Space and plumbing for automatic washing machine, space for tumble dryer, roll edge worksurfaces, space for larder style fridge/freezer, circular sink with a mixer tap over, tiled splashbacks, tiled flooring, radiator, upvc double glazed window overlooking the private rear garden.

DINING ROOM
13'3 x 11'1 (4.04m x 3.38m)
Built in ornate dresser, picture rail, radiator, wooden flooring, upvc double glazed bay window to front aspect.













SITTING ROOM
16'9 x 14'4 (5.11m x 4.37m)
Ornate brick fireplace with a stone hearth and wooden mantel housing a wood burner, original parquet flooring, radiator, power points, picture rails, upvc double glazed window to front aspect, upvc double glazed bay window to side aspect.

Access from the garden leads into:

ANNEXE

KITCHEN/LIVING AREA
17'3 x 9'3 (5.26m x 2.82m)
High Gloss modern grey kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, moulded sink and drainer with a mixer tap over, tiled splashbacks, space and plumbing for automatic washing machine, electric hob with oven below and extractor fan, space for larder style freezer, radiator, upvc double glazed window to side aspect, through to:

BEDROOM
10'11 x 10'2 (3.33m x 3.10m)
Radiator, power points, upvc double glazed bay window to side aspect, door through to a walk in wardrobe/storage cupboard with hanging rails and shelving, a further door leads through to:

SHOWER ROOM
White close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, radiator, mirror fronted medicine cabinet, tiled flooring, extractor fan.

From the entrance hall stairs lead to the first floor.

LANDING
Velux style roof light, various doors leading off, wardrobe, upvc double glazed window to front aspect.

MASTER BEDROOM
11'3 x 11' (3.43m x 3.35m)
Modern radiator, lovely deep wooden window sill, power points, picture rail, upvc double glazed window to side aspect, upvc double glazed French doors lead into a:

VERANDAH
18' x 9'11 (5.49m x 3.02m)
Enjoy the view of the surrounding roof tops and overlooking the private and enclosed rear gardens.

BEDROOM 2
13'9 x 10'9 (4.19m x 3.28m)
Bespoke hardwood built in wardrobes, power points, radiator, picture rail, upvc double glazed window bay window overlooking the side aspect.

BEDROOM 3
11'1 x 10'1 (3.38m x 3.07m)
Radiator, power points, picture rail, upvc double glazed bay window overlooking the front aspect.

BEDROOM 4
10'10 x 7'11 (3.30m x 2.41m)
Power points, radiator, picture rail, upvc double glazed bay window to rear aspect.

FAMILY BATHROOM
White suite comprising modern wash hand basin with worktop and vanity units below, close coupled w.c., walk in double shower, roll top bath with victorian style taps, part tiled walls, tiled flooring, wall mounted heated towel rail, wall mounted mirror, upvc double glazed opaque window to rear aspect.

OUTSIDE
To the front and side there is a hardstanding providing off road parking for two vehicles which in turn leads to a:

DETACHED GARAGE
13'9 x 9'6 (4.19m x 2.90m)
Having power and lighting.

There is double gated access onto the gardens to the front which are of low maintenance being gravelled and has borders with shrub, trees and bushes. On the driveway is an electric charging point and a pedestrian gate.

The garden to the rear is predominately laid to lawn with a seating/patio area beneath a pergola, a further undercover canopied seating area, sleeper retained borders having mature trees, shrubs and bushes and all is enclosed by a combination of timber panel fencing with a side access gate.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.









MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: F
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

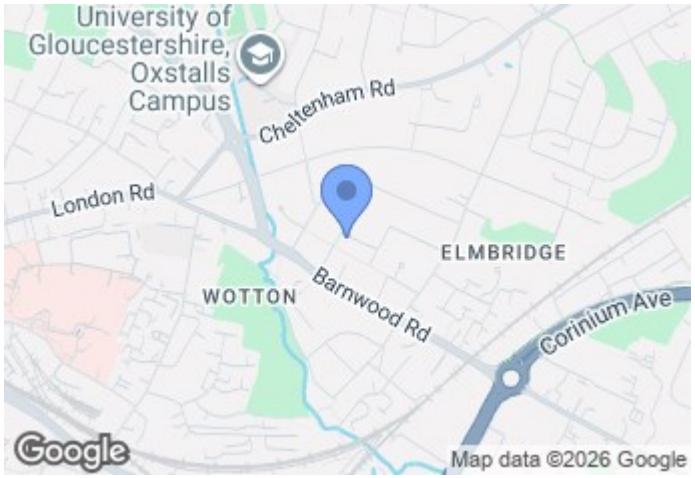
From Barnwood Road heading towards Gloucester take the first turning right into Grosvenor Road where the property can be found on the corner on the right hand side.

PROPERTY SURVEYS

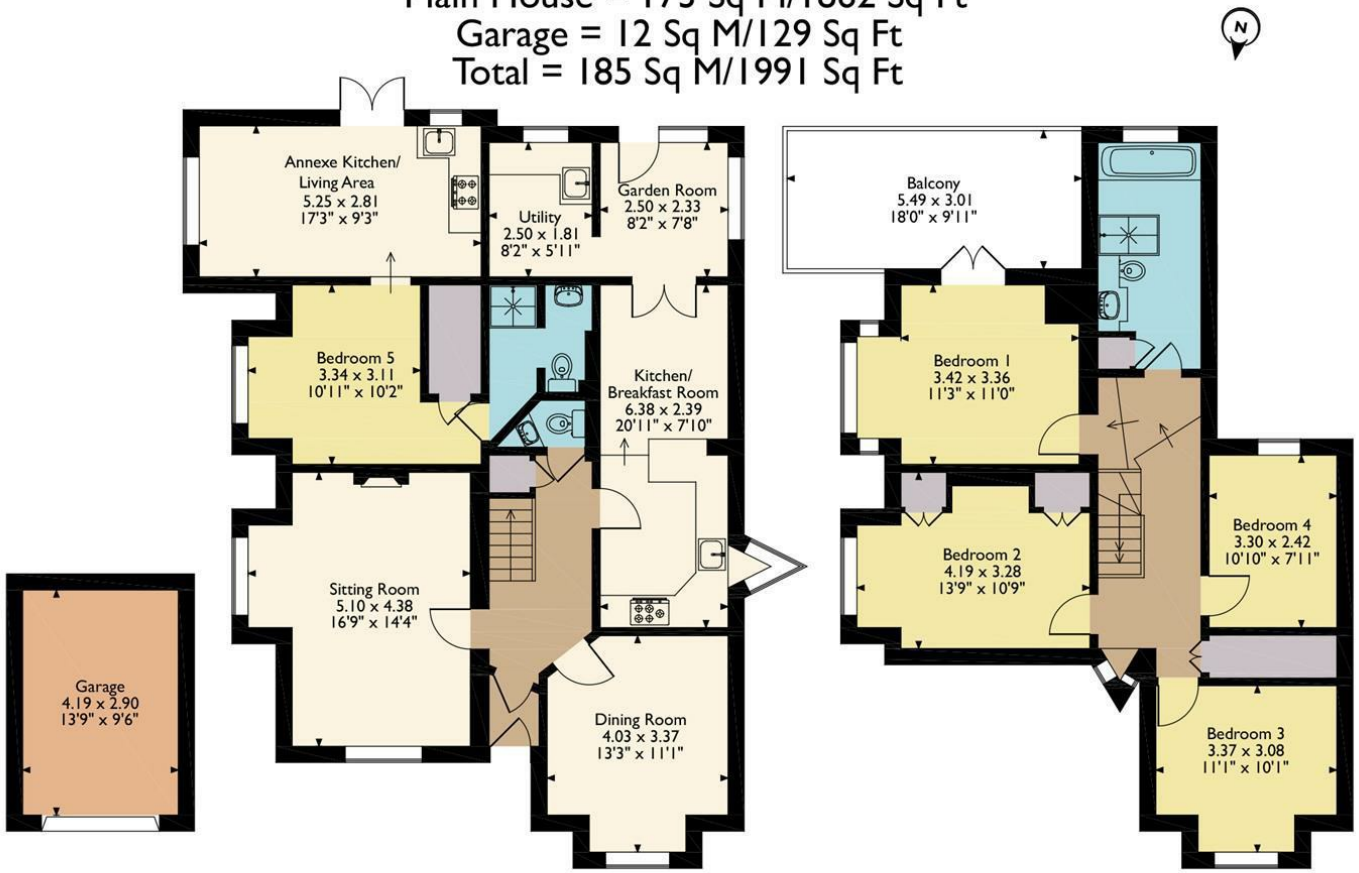
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





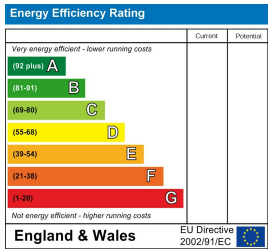


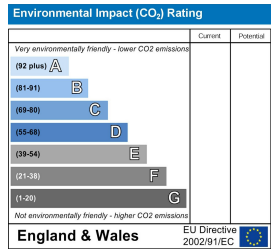
12, Grosvenor Road, Gloucester, Gloucestershire
Approximate Gross Internal Area
Main House = 173 Sq M/1862 Sq Ft
Garage = 12 Sq M/129 Sq Ft
Total = 185 Sq M/1991 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

