



130 Elmleaze, Longlevens, Gloucester – GL2 0JZ
£235,000

Farr & Farr Sales & Lettings

130 Elmleaze

Longlevens, Gloucester, GL2 0JZ

A SURPRISINGLY SPACIOUS END OF TERRACE FAMILY HOME IN A HIGHLY CONVENIENT POSITION

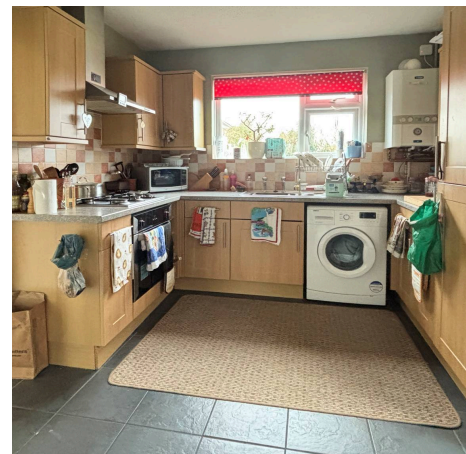
Elmleaze is a popular residential road close to the centre of Longlevens approximately 2 miles to the East of Gloucester city centre. Excellent local shopping is very close by, good schools are within an easy reach and access to Cheltenham and the M5 is only a very short drive.

Number 130 has been well maintained in the current ownership and offers good size light and practical accommodation. Both bedrooms are doubles (the master could be divided into two to create three bedroom accommodation). There is a good size sitting room, dining room and kitchen and to the exterior, useful outbuildings and large level gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ENTRANCE HALL

High-quality flooring. Staircase to landing. Understairs cupboard. Radiator.

SITTING ROOM

Dimensions: 12' 6" x 10' 6" (3.81m x 3.20m). Double radiator. TV point. Door to:-

DINING ROOM

Dimensions: 9' 0" x 8' 8" (2.74m x 2.64m). High-quality flooring. Double radiator.

KITCHEN

Dimensions: 10' 0" x 10' 0" (3.05m x 3.05m). Very comprehensively fitted with inset stainless steel single drainer sink unit with cupboards and drawers below. Wall and base units. Built-in oven with four ring gas hob and extractor hood. Plumbing for washing machine. Built-in fridge and freezer. Spotlights. Radiator. UPVC double glazed door to garden. Understairs larder cupboard. Tiled floor.

FIRST FLOOR

LANDING

Flank window. Access to loft.

BEDROOM 1

Dimensions: 16' 0" x 10' 5" (4.87m x 3.17m). Double radiator. Two windows to the front. Overstairs store/wardrobe cupboard. (could be divided into 2).

BEDROOM 2

Dimensions: 12' 0" x 10' 0" (3.65m x 3.05m). Double radiator.

BATHROOM

White suite of panelled bath with stainless steel shower and fully stone tile splashbacks. Pedestal wash hand basin. Low-level WC. Vinyl floor. Heated towel rail/radiator.



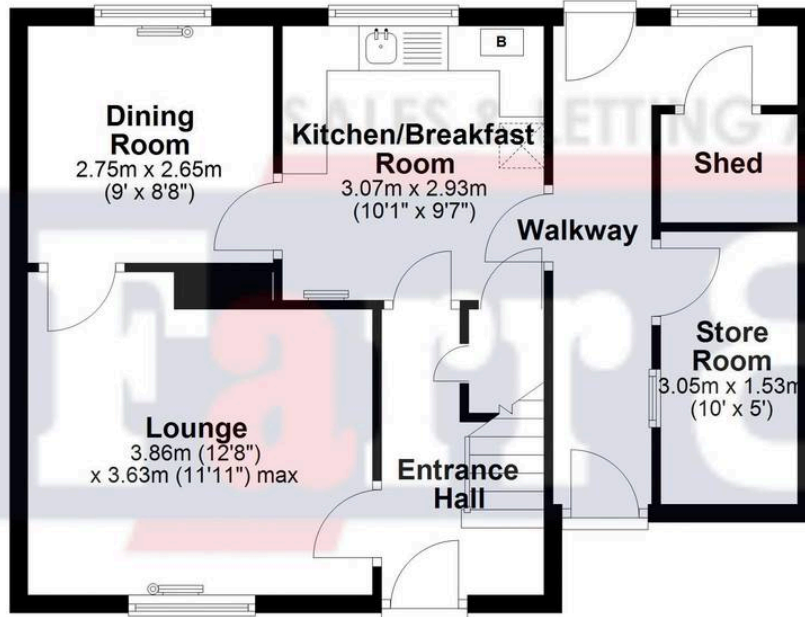
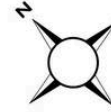
GARDEN

Front gardens laid to lawns with hedge surrounds and path to the front door. Covered side access to:- Rear gardens, of a very good size with paved terrace and path. Lawns and mature shrub beds. Small trees. Garden store, dimensions: 10' 0" x 5' 0" (3.05m x 1.52m). Second attached garden store.



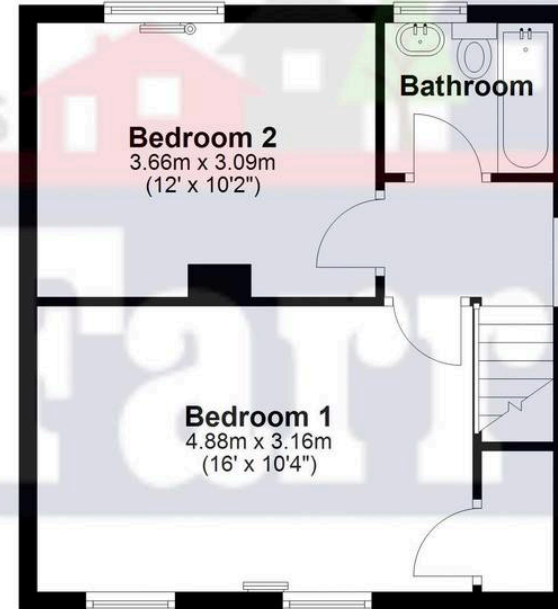
Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 sq. feet)

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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