

16 Beechcroft Road, Longlevens, Gloucester

GL2 9HF - £285,000

Farr & Farr Sales & Lettings

16 Beechcroft Road

Longlevens, Gloucester, GL2 9HF

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

A 1950'S SEMI DETACHED FAMILY HOUSE IN A QUIET AND POPULAR POSITION

Beechcroft Road is a very popular residential road on the sought after Oxstalls development situated approximately 1 ½ mile to the North East of Gloucester city centre. Good local shopping and schools are close by and access to Cheltenham, the M5 is only a short drive.

Number 16 has been in the current ownership over many years and is now in need of some updating throughout. The accommodation is of a good size and benefits from an extended kitchen and a newly fitted boiler. To the exterior there is parking at the front, a shared drive to the side, further parking to the rear and Westerly backing enclosed gardens.

- THREE BEDROOMS
- BATHROOM
- LOUNGE/DINING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING WITH NEW BOILER
- DOUBLE GLAZING
- OFF ROAD PARKING
- WESTERLY BACKING GARDENS WITH GARAGE













FRONT DOOR
UPVC double glazed front door.

ENTRANCE HALL
Staircase to landing with understairs cupboard. Cloaks cupboard. Radiator.

LOUNGE/DINER
28' 0" x 10' 6" (8.53m x 3.20m)
Double radiator. Deep bay window to the front and UPVC double glazed sliding patio doors to garden.

KITCHEN/BREAKFAST ROOM
15' 0" x 7' 5" (4.57m x 2.26m)
Inset one and a half bowl sink unit set into tiled worktops with cupboards below. Wall and base units. Part tiled walls. Tiled floor. Small breakfast bar. Plumbing for washing machine and dishwasher. Understairs cupboard. Spotlights. Double glazed door to rear garden.







FIRST FLOOR

LANDING
Access to loft. Flank window.

BEDROOM 1
15' 8" x 9' 5" (4.78m x 2.87m)
Double wardrobe cupboard. Radiator.

BEDROOM 2
12' 5" x 10' 4" (3.79m x 3.15m)
Radiator. Cupboard housing recently installed Worcester gas fired central heating boiler.

BEDROOM 3
8' 2" x 7' 2" (2.49m x 2.18m)
Radiator.

BATHROOM
Panelled bath. Pedestal wash hand basin. Low-level WC. Half tiled walls. Radiator. Triton electric shower.

FRONT GARDEN

Front gardens with mcadam parking for one car plus. Lawns with shrub beds. Shared side drive.

REAR GARDEN

Additional parking. Paved terrace. Lawns with secondary area of terrace. Westerly backing and well enclosed garden.

GARAGE

Double Garage

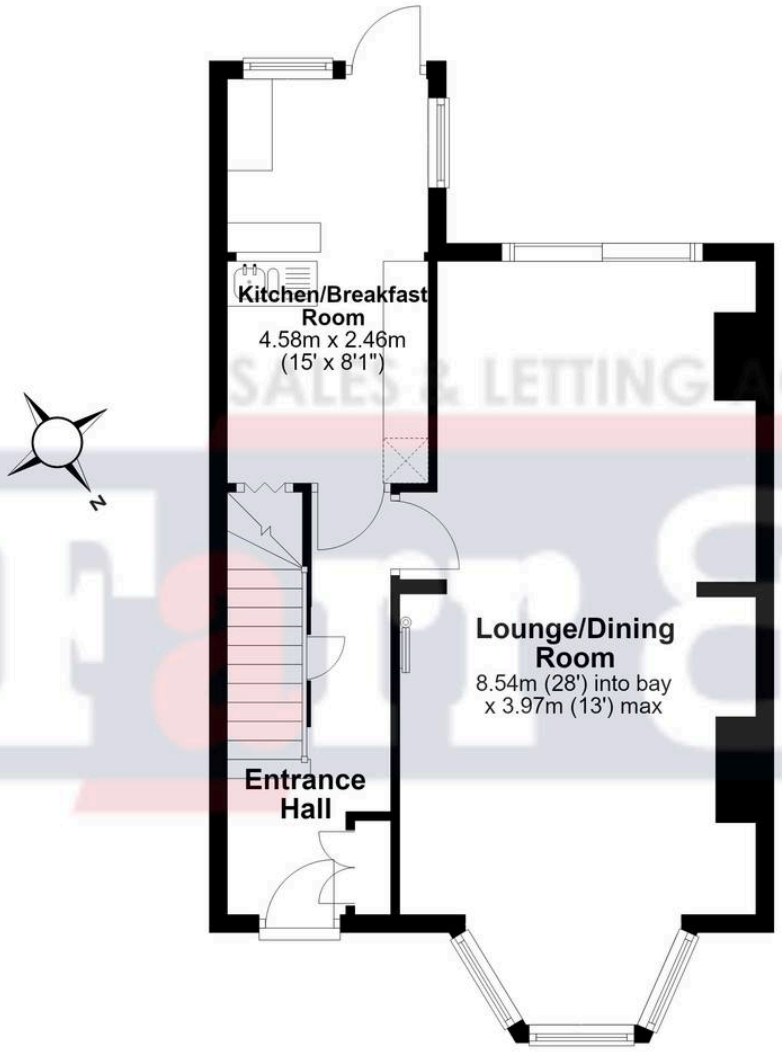






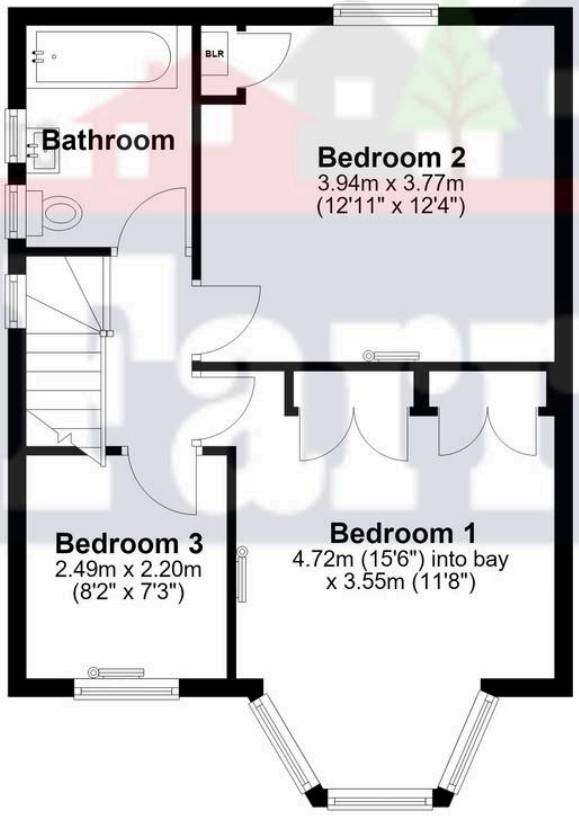
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

Farr & Farr

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