



6 Grasmere Road, Longlevens, Gloucester
GL2 0NQ - Offers Over £335,000

Farr & Farr Sales & Lettings

6 Grasmere Road

Longlevens, Gloucester, GL2 0QN

A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED ALONG A POPULAR TREE LINED ROAD IN LONGLEVENS

This attractive 1930s semi detached home is positioned within the highly sought after residential area of Longlevens, conveniently located for a range of excellent local schools, amenities and transport links.

Comprising of entrance hall, lounge/diner, kitchen, three bedrooms and family bathroom. Outside benefits from off road parking, a detached garage and a generous rear garden. The property offers well proportioned accommodation throughout and provides an excellent opportunity for purchasers wishing to create a wonderful long term family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LONGLEVENS LOCATION
- EXCELLENT SCHOOLS & AMENITIES CLOSE BY
- OFF ROAD PARKING
- DETACHED GARAGE
- LARGE REAR GARDEN





Entrance Hall

11' 10" x 5' 7" (3.61m x 1.70m)

Welcoming entrance hall with staircase to first floor, featuring attractive timber wall panelling. Circular window. Decorative wall panelling.

Kitchen

11' 7" x 6' 5" (3.53m x 1.96m)

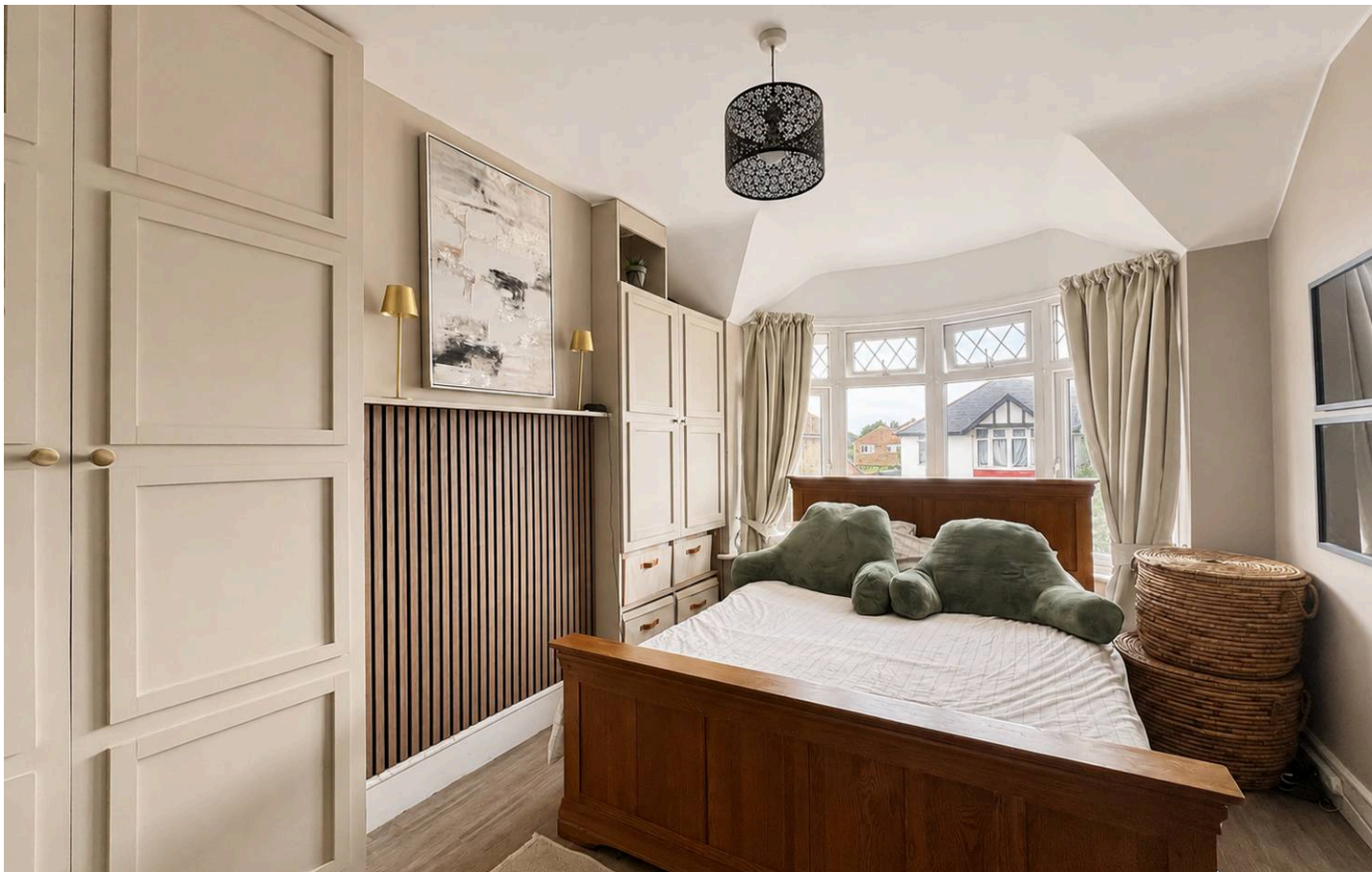
Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, electric oven with gas hob and extractor over, and space for appliances. Further benefits include a useful pantry cupboard, windows to both sides and a door providing access to the rear garden.

Lounge/Diner

21' 11" x 10' 3" (6.68m x 3.12m)

A spacious and versatile lounge/diner featuring a contemporary wall mounted fireplace and decorative shelving. Double glazed bay window and sliding patio doors.





Landing

Double glazed window. Access to loft. Airing cupboard.

Bedroom 1

13' 8" x 9' 6" (4.17m x 2.90m)

Double glazed bay window. Fitted wardrobe and storage.

Bedroom 2

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed windows. Storage cupboard.

Bedroom 3

6' 11" x 7' 4" (2.11m x 2.23m)

Double glazed window.

Bathroom

5' 10" x 6' 4" (1.78m x 1.93m)

Fitted with a panelled bath with shower over, pedestal wash hand basin and WC. Part tiled walls. Stainless steel heated towel rail. Double glazed window.

Garage

Up and over door. Power and light.



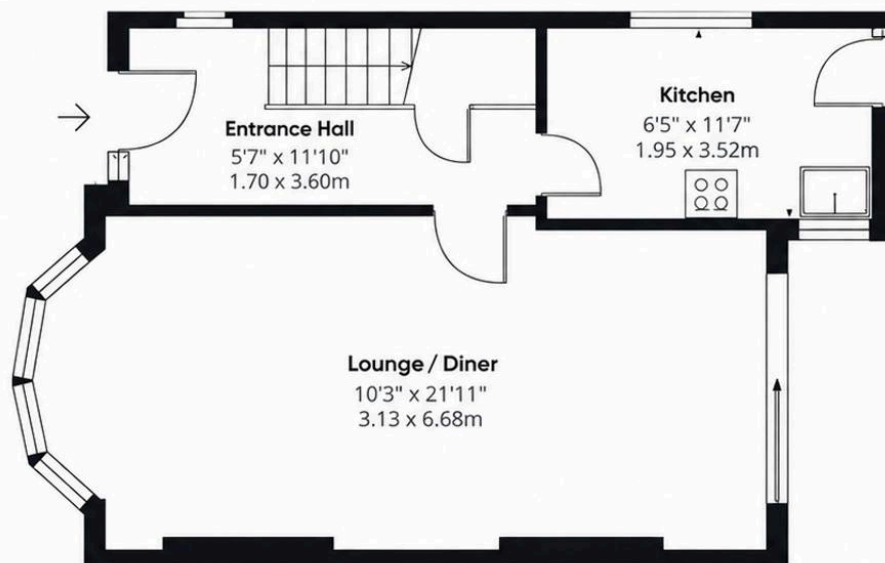
GARDEN

The rear garden is of a generous size and is predominantly laid to a combination of paved patio and lawn, providing ample space for outdoor seating and entertaining. A raised decked area provides further seating space and currently houses a hot tub. The lawn is complemented by established flower bed borders, with a pathway leading to a further gravelled area. Additional benefits include gated side access, an outside tap and detached garage.

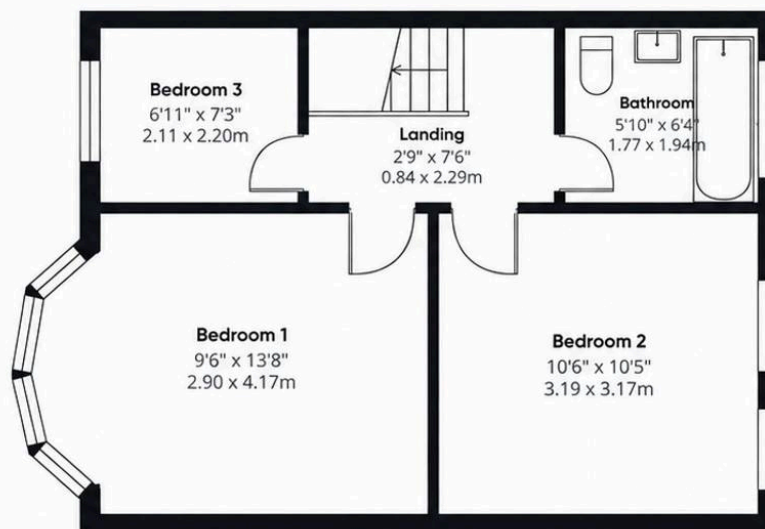
DRIVEWAY

1 Parking Space





Ground floor



First floor

Approximate total area⁽¹⁾

735 sq ft

68.3 sq m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.

Farr & Farr

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