



3 Durand Close, Longlevens, Gloucester,
GL2 0TY - £335,000

Farr & Farr Sales & Lettings

3 Durand Close

Longlevens, Gloucester, GL2 0TY

A SPACIOUS DETACHED BUNGLAOW IN A SMALL AND POPULAR CUL-DE-SAC

Durrand Close is a small cul-de-sac predominantly of bungalows situated off Brionne Way in this very popular part of Longlevens. Gloucester city Centre with its multiple facilities is approximately a mile and a half to the west and access to Cheltenham and the M5 is an easy drive. It is also sits close to bus routes to Cheltenham and Gloucester.

Number three has been very well maintained in the current ownership and offers good size accommodation. There are two bedrooms to the rear and the third bedroom has been turned into a dining room, which joins the lounge to the front. Additionally, there is a well fitted shower room and kitchen and to the exterior the unusual advantage of a very easily maintained Westerly backing garden, a large garage and parking for up to 5 cars.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Radiator. Airing cupboard with Worcester gas fire central heating boiler. Door to kitchen.

Dining Room

9' 0" x 8' 10" (2.74m x 2.69m)

Radiator. Wide arch to:-

Sitting Room

16' 3" x 11' 0" (4.95m x 3.35m)

Radiator. Fireplace. TV point. Door to:-

Inner Hall

Access to loft. Vinyl floor.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

Inset one and half bowl stainless steel sink & drainer set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in-Zanussi hob and double oven. Extractor hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Larder cupboard. Stable door to the side.

Bedroom 1

12' 0" x 10' 10" (3.66m x 3.30m)

Range of wardrobe cupboards as well as over bed cupboards and bedside units. Matching dressing table with drawers. Radiator.

Bedroom 2

10' 3" x 7' 10" (3.12m x 2.39m)

Radiator. Double wardrobe cupboards with sliding doors. UPVC double glaze French doors to:-

Conservatory

10' 0" x 7' 6" (3.05m x 2.29m)

Tile floor. Wall light point. UPVC double glazed French doors to terrace and garden.

Shower Room

Large corner shower cubicle with stainless steel controls and glazed sliding screen. Low level WC. Vanity unit with wash hand basin and cupboards below. 3/4 tiled walls. Double radiator. Inset ceiling spotlights. Extractor fan. Dimplex electric heater.



Garage

19' 0" x 10' 6" (5.79m x 3.20m)

Up and over door. Light. Shelving. Window and UPVC double glazed personal door.

Front Garden

Open plan giving a feeling of lots of space with driveway with parking for 4/5 cars. Lawns to either side with mature shrub beds and gravel terrace. Wrought iron double gate to further area of concealed parking.

Rear Garden

Very private and Westerly facing. Laid to large area of terrace with matching paths and gravel for ease of maintenance. Several raised brick surround flowerbeds with shrubs and bushes. Wide gated side excess, all enclosed by closed board fencing.

DRIVEWAY

5 Parking Spaces



Ground Floor
Approx. 79.3 sq. metres (853.8 sq. feet)
(excluding Garage)



SALES & LETTING AGENTS



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

Farr & Farr

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