

ESTATE AGENTS



Farr & Farr

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PRICE : £479,950

REF : LG23578/JF

**65 LANSDOWN ROAD
GLOUCESTER
GL1 3JD**



**AN EXCEPTIONAL, BEAUTIFULLY MAINTAINED
1930'S DETACHED FAMILY HOME,
IN A HIGHLY DESIRABLE, SOUGHT AFTER
GLOUCESTER LOCATION**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
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Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
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Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
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Churchdown:

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Gloucester GL3 2ER
☎ 01452 857421
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Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
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65 LANSDOWN ROAD, GLOUCESTER,

Number 65 is set behind a small area of green and adjoins playing fields in one of Gloucester's most popular cul-de-sacs. Excellent schooling is on the doorstep, Gloucester's city centre with historic cathedral and exciting docklands are just over a mile to the west. Cheltenham and the M5 is only a short drive.

The property offers highly practical, large family accommodation over 3 floors with the benefits of 5 bedrooms, 3 reception rooms and a large kitchen. To the exterior there are mature landscaped rear gardens of 180ft, as well as ample partially concealed parking to the front.

5 BEDROOMS; MASTER WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; LOUNGE; DINING ROOM; KITCHEN / BREAKFAST ROOM; FAMILY ROOM; UTILITY; CLOAKROOM; GAS FIRED CENTRAL HEATING; UPVC DOUBLE GLAZING; GARAGE & ADJOINING WORKSHOP; PARKING FOR 4 / 5 CARS; 180FT LANDSCAPED AND MATURE PRIVATE REAR GARDENS

Moulded UPVC front door leading to

ENTRANCE PORCH :

Wooden inner door with coloured glazed glass surround panels to :

ENTRANCE HALL :

Coat cupboard. Real wood flooring. Radiator.



CLOAKROOM :

Low level WC. Radiator. Double glazed window to side. Corner wash hand basin. Carpet.

LOUNGE : 14' x 16'.

Large double glazed bay window. Radiator. Carpet. Gas fire with Italian marble and wood surround. Double internal doors leading to :



DINING ROOM : 13'6 x 11'5.

Carpet. Radiator. Upvc double glazed doors with side panels to rear garden.
Door to :



FAMILY ROOM : 11'1 x 8'7.

Double glazed window to side. Carpet. Built in cupboards. Radiator. Door to :



KITCHEN / BREAKFAST ROOM : 16'10 x 12'.

Range of wall and base units with worktops. Tiled flooring. Double oven with 4 ring electric hob and extractor over. One and a half bowl sink and drainer. Integrated dishwasher and fridge freezer. Double glazed windows to side and rear. Radiator. Space for dining table. Upvc double glazed doors to rear and door to :



UTILITY :

Space for washing machine. Worktops and storage. Tiled flooring. Radiator. Upvc double glazed door to rear.



FIRST FLOOR LANDING :

Double glazed window to side. Radiator.

MASTER BEDROOM : 15'3 x 14'1.

Double glazed bay window to the front. Fitted wardrobes. Radiator. Carpet.



EN-SUITE :

Shower cubicle with electric Mira shower. Low level WC. Wash hand basin. Vinyl flooring.



BEDROOM 2 : 11'2 x 10'9.

Double glazed windows to rear and side. Carpet. Radiator.



BEDROOM 3 : 11'6 x 8'8.

Double glazed window to rear. Carpet. Radiator. Small storage cupboard.

BEDROOM 4 : 8' x 7'9.

Double glazed window to side. Radiator. Carpet.

BATHROOM :

Double glazed window to front. Shower cubicle with electric mira shower fully tiled. Low level WC. Two wash hand basins. Panelled bath with mixer taps and shower over. Tiled flooring. Panelled wood surround.



STAIRS TO :

BEDROOM 5 : 15'10 x 11'.

Double glazed window. Radiator. Carpet. Eaves storage.



EXTERIOR :

Front drive laid to Cotswold stone gravel with mature shrub borders. Parking for up to 4 / 5 cars. Gated side access to :

REAR GARDEN :

Private garden, maturely landscaped and 180ft in length mainly laid to lawn with mature shrub borders. Patio area.

GARAGE AND ADJOINING WORKSHOP :

Up and over door. Light. Access also leading to separate workshop / storage area.





EPC RATING : D62

NOTE :

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT



85 Lansdown Road, Gloucester, GL1 3JD

Approx. Total Area: 161.6 m² (1740 ft²)

Shown to give a general impression only.

This plan is for guidance only. It does not constitute an offer.

It is not intended to be used as a contract.

Whilst every care has been taken in the preparation of this plan, the Estate Agents cannot be held responsible for any errors or omissions. Please check all dimensions and areas and require further information in writing before making any offer.