

ESTATE AGENTS



Farr & Farr

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PRICE: £279,950

REF: LG24188/JF

**110 LAVINGTON DRIVE
LONGLEVENS
GLOUCESTER
GL2 0HT**



**A 1960'S "SEMI DETACHED" FAMILY HOME IN A POPULAR
RESIDENTIAL ROAD IN NEED OF SOME INTERNAL UPGRADING**

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110 LAVINGTON DRIVE, LONGLEVENS, GLOUCESTER

Three-bedroom semi-detached family home in “sought after” Longlevens location with the added benefit of NO ONWARD CHAIN. The property has been well maintained in its current ownership offering light and spacious accommodation.

Lavington Drive is a popular cul de sac situated off Orchard Road and Nine Elms Road approximately 2 miles to the East of Gloucester city centre. The heart of Longlevens is close by and excellent local schools are within walking distance. Cheltenham and the M5 are both only a very short drive.

**THREE BEDROOMS: SITTING ROOM: DINING ROOM: KITCHEN:
BATHROOM: GARAGE: GOOD SIZE GARDENS:**

ENTRANCE PORCH:

Quarry tiled floor. Hardwood Double glazed front door to:-

ENTRANCE HALL:

Staircase to landing with understairs cupboard. Telephone point. Wall thermostat. Wood stripped floor. Door to:-

SITTING ROOM: 12'5 x 15'.

Timber fireplace with marble insets and coal effect gas fire. Radiator. Bay window to the front. Coved ceiling. Glazed double sliding doors to:-



DINING ROOM: 9'1 x 10'10.

Double radiator. Coved ceiling. Aluminium sliding patio doors to terrace and garden. Door to:-



KITCHEN: 11'2 x 9'2.

Single drainer stainless steel sink unit with cupboards below. Worktops. Part tiled walls. Double radiator. Ideal gas fired central heating boiler and time clocks. Larder cupboard. Door to garage.



FIRST FLOOR:

LANDING:

Access to loft. Flank window. Airing cupboard with factory lagged cylinder with immersion heater and storage above.

BEDROOM 1: 14'10 x 10'.

Bay window to the front. Radiator.



BEDROOM 2: 12' x 10'8.

Radiator.



BEDROOM 3: 9'7 x 8'.

Overstairs shelved cupboard. Radiator.



BATHROOM:

Panelled bath with Mira shower. Tiled splashbacks and curtain. Pedestal wash hand basin. Low level W.C. Vinyl floor. Part tiled walls. Radiator.



EXTERIOR:

Front gardens with low wall and parking for 2 cars. Lawns and path to front door.

GARAGE: 27'3 x 8'8.

Door to workshop. Door to garden. Power and light.

Rear gardens of a good size and very private with good area of terrace. Lawns and paths. Shrub beds and borders. Fencing and hedges to the rear.

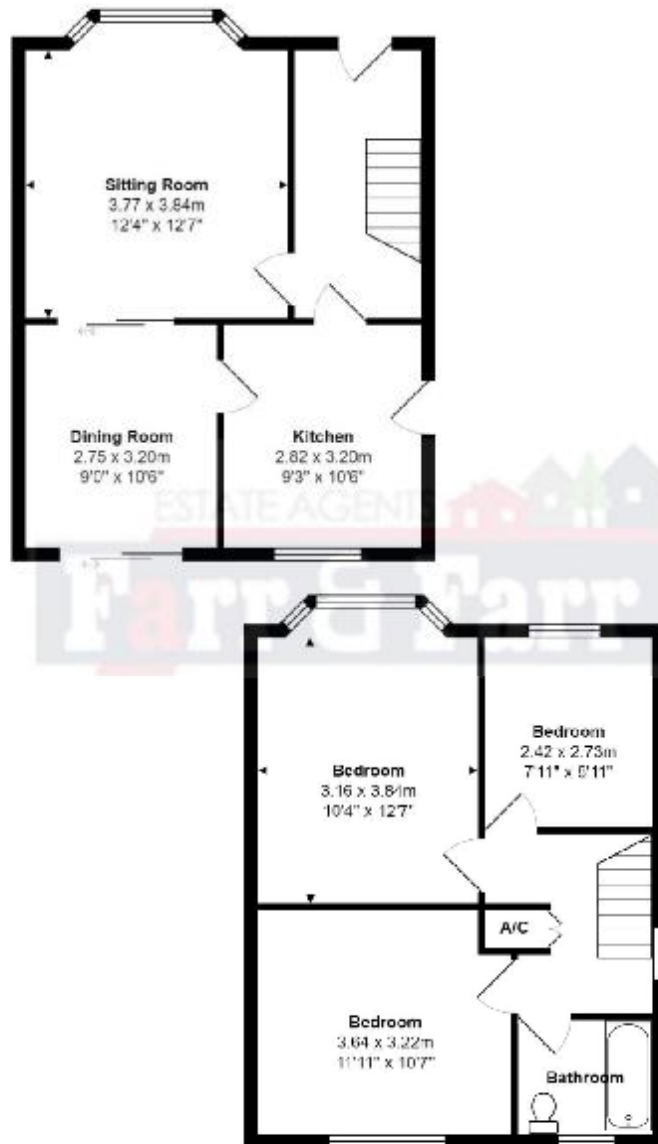
Outside W.C.



EPC: D-66

AGENTS NOTE:

All room sizes are approximate



Approx Total Area: 83.0 m² ... 893 ft²

Drawn by: www.gloucesterenergysolutions.co.uk

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT