

ESTATE AGENTS



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PRICE: £325,000

REF: LG24195/JF

**58 ALDERS GREEN
LONGLEVENS
GLOUCESTER
GL2 9HJ**



**AN ATTRACTIVE DETACHED FAMILY HOME BUILT IN THE
MID 1980'S SET AT THE END OF A SMALL QUIET CUL-DE-
SAC**

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58 ALDERS GREEN, LONGLEVENS, GLOUCESTER

Alders Green is a small cul-de-sac situated just off Brionne Way and Longford Lane approximately 1 ¼ miles north of Gloucester's city centre. Good schooling is close by. Access to the city centre, Cathedral, and exciting docklands development is within easy reach, and Cheltenham and the M5 is only a short drive.

Number 58 has been the subject of upgrading and clever alteration in the current ownership over many years and offers delightful family accommodation. It offers 4 bedrooms, one on the ground floor with its own wet/ shower room, as well as a large first floor bathroom and a good sitting room and well fitted kitchen/ diner.

4 BEDROOMS (ONE GROUND FLOOR); LARGE BATHROOM; DOWNSTAIRS SHOWER ROOM/ WET ROOM; SITTING ROOM; COMPREHENSIVELY FITTED KITCHEN/ DINER; GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; OFF ROAD PARKING; DELIGHTFUL LANDSCAPED WIDE REAR GARDEN

COVERED ENTRANCE PORCH:

Upvc double glazed front door with bevelled glass to:

HALL:

High quality flooring; radiator; staircase to landing; telephone point.

SITTING ROOM: 14'2 X 13 (max)

Painted brick fireplace with timber mantel and coal effect gas fire with storage to both sides. Two wall light points. Double radiator. High quality flooring. Glazed door to:



KITCHEN/ DINER: 16' X 11'8

Very comprehensively fitted with inset single drainer sink unit with mixer taps. Cupboards and drawers below. Wall and base units. Worktops. Part tiled walls. High quality vinyl flooring. Second area of units comprising built in dresser with eye level glass fronted crockery cupboards, shelving, worktops, and low level cupboard for storage. Upvc double glazed french doors to garden.. Built in Hotpoint oven, 4 ring electric hob and concealed extractor hood. Plumbing for washing machine. Double upvc double glazed doors to terrace and garden. Inset ceiling spotlight. Understairs store cupboard. Glazed door to rear lobby.



BEDROOM 4: 17'8 X 7'8

Radiator. Meter cupboard. Broom cupboard housing Ideal gas fired central heating boiler.



REAR LOBBY:

Radiator. High quality flooring.

WETROOM/ CLOAKROOM (could easily be utility room)

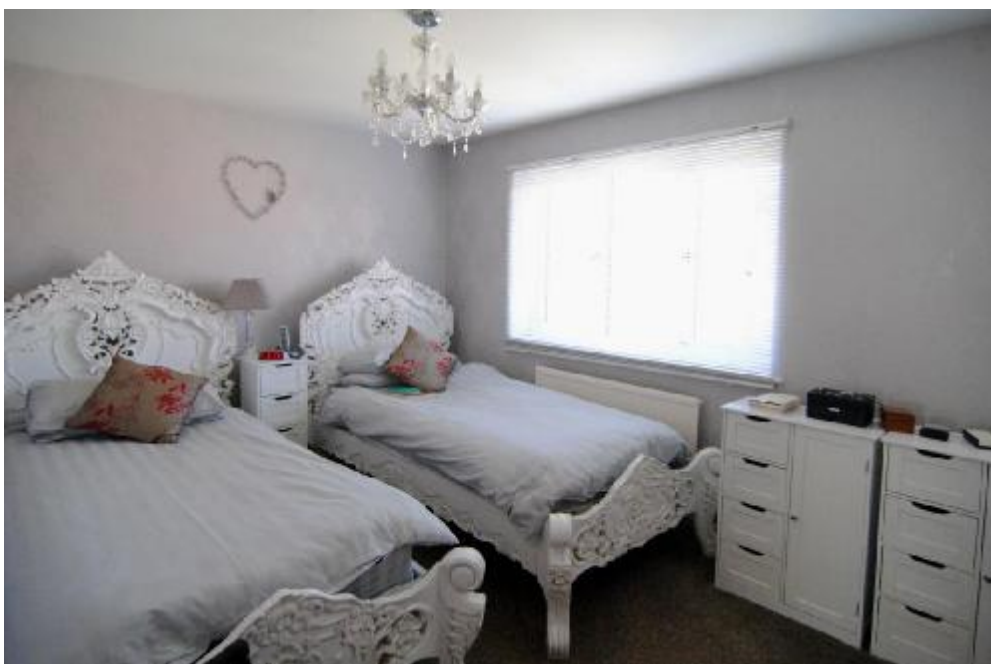
Mira shower. Tiled splashbacks. Wet room style floor. Vanity unit with wash hand basin. Low level W.C. Electric heated towel rail/ radiator. Extractor fan.

LANDING:

Access to loft with retractable ladder. Deep store cupboard. Airing cupboard with factory lagged cylinder, emersion heater and shelving.

BEDROOM 1: 14' x 9'6

Two windows to the front. Radiator. Double wardrobe cupboard. Telephone point.



BEDROOM 2: 13'8 x 7'7

Radiator. Vaulted beamed ceiling.



BEDROOM 3: 8'10 x 7'1

Radiator.

BATHROOM: 16' x 6'1 (originally bathroom and bedroom)

Large walk in shower with part glazed screen and marbrex walls. Electric shower. Low level W.C. Bidet. Vanity unit with wash hand basin and cupboards below. Corner bath. Half tiled walls. Radiator. Vinyl floor. Inset ceiling spot lights.



EXTERIOR:

FRONT GARDEN:

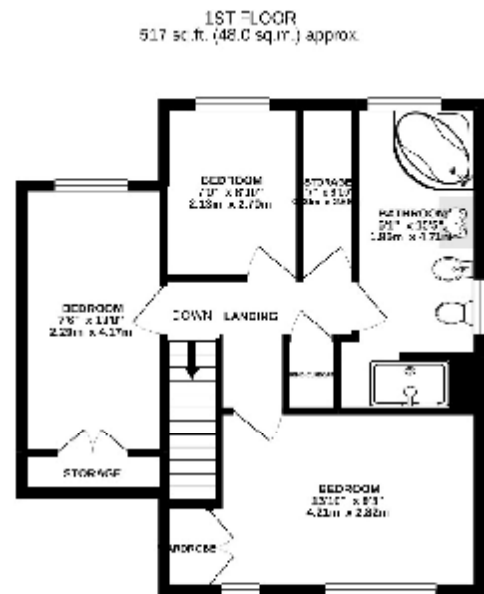
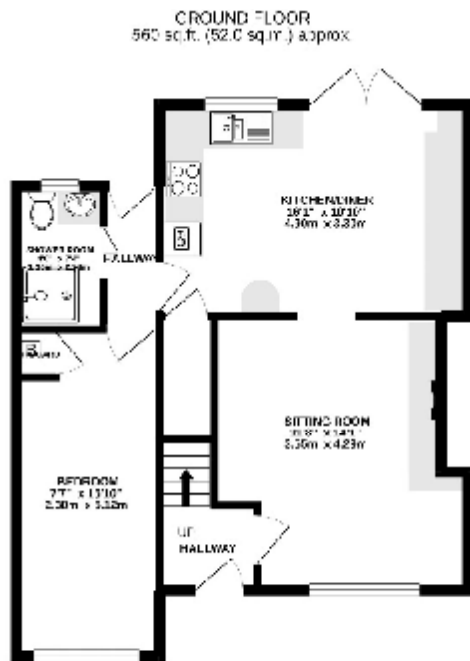
Macadam driveway. Parking. Lawns with central tree.

REAR GARDEN:

Beautifully landscaped and south easterly backing. Large area of paved terrace with two areas of semi circular detail. Good lawns with mature trees, shrub beds and hedges. Area to the side with two sheds and summer house. Concealed storage area laid to gravel. Outside tap.







TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.

While every effort is made to ensure the accuracy of the information contained in this floor plan, the information is provided as an approximate guide only and should not be relied upon for any purpose. The actual floor plan and dimensions may vary slightly from those shown on this floor plan. The information is provided for general information only and does not constitute an offer of any real estate services. © 2021



EPC: D65

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT