

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £367,500

REF: LG24225/JF

**8 GROSVENOR ROAD
LONGLEVENS
GLOUCESTER
GL2 0SB**



**A LOVELY SEMI DETACHED 1930'S FAMILY HOUSE IN A HIGHLY
SOUGHT AFTER AND SMALL TREELINED RESIDENTIAL ROAD**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

8 GROSVENOR ROAD, LONGLEVENS, GLOUCESTER

Number 8 has been beautifully maintained and upgraded in its current ownership, with newly fitted windows to the front of the property, three double bedrooms, spacious accommodation downstairs, and the added benefit of an enclosed rear garden and off-road parking.

Grosvenor Road is a very popular small and treelined residential road of predominantly individual houses situated just off the Barnwood Road approximately 1 mile to the East of the city centre. The areas very best schools are within easy reach and good local shopping is close by, transport facilities are within the doorstep and access to Cheltenham and the M5 is only a short drive.

**THREE DOUBLE BEDROOMS: TWO RECEPTION ROOMS: BATHROOM:
SITTING ROOM: OPEN PLAN KITCHEN/DINING/SITTING ROOM: STORAGE
CUPBOARD/UTILITY: CLOAKROOM: GAS CENTRAL HEATING: DOUBLE
GLAZING: SOUTHLY BACKING GARDENS**

ENTRANCE PORCH:

Accessed via double glazed composite front door.

ENTRANCE HALL:

Laminate flooring. coved ceiling. Radiator. Staircase to landing. Door to:-



SITTING ROOM: 14'2 x 12'.

Open fireplace with slate tiling. Double radiator. Double glazed bay window to the front. TV points.



INNER HALLWAY:

CLOAKROOM:

Low level W.C. Wash hand basin.

LARGE STORAGE CUPBOARD/POSSIBLE UTILITY.

KITCHEN: 16'5 x 7'2

Worktops with cupboards and drawers below. Wall and base units. Built in stainless steel and glass double oven and induction hob with tiled splash back. Ceramic sink with drainer and mixer taps. Space for fridge freezer, plumbing for washing machine and dishwasher. Boiler and wifi thermostat installed approx. 3 years ago. Upvc double glazed door to side of house. Arch to:-



DINING AND CONSERVATORY AREA: 19'2 x 10'4.

Open plan living and dining space. Upvc double glazed french doors to garden.





BEDROOM 1: 14'1 x 10'3.

Laminate flooring. Built in wardrobes. Double radiator. Double glazed bay window.



BEDROOM 2: 12'3 x 12'2.

Radiator. Double glazed window overlooking garden.



BEDROOM 3: 12'4 (max) x 8'2

Radiator. Double glazed window.



BATHROOM: 7'9 X 6'4

Fully fitted double ended bath and central mixer taps. Shower attachment and overhead shower with fully tiled splash backs. Wash hand basin, with part tiled splash back. Low level W.C. Vertical heated radiator/towel rail in stainless steel. Tiled flooring. Double glazed frosted windows.



EXTERIOR:

To the front of the property there is off road parking.

Rear garden with gated side access fully enclosed by wooden panelled fencing with mature trees and hedging. Large area of lawns. Good-sized wooden shed. Patio area. South backing.





EPC: TBC

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT