

ESTATE AGENTS



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PRICE: OFFERS IN EXCESS OF

REF: LG24226/JF

£250,000

**112 LONGFORD LANE
LONGLEVENS
GLOUCESTER
GL2 9EU**



**A 1930'S SEMI DETACHED FAMILY HOUSE IN NEED OF
RENOVATION**

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112 LONGFORD LANE, LONGLEVENS, GLOUCESTER

Number 112 has been in the same family for close to 75 years and is on the market for the first time needing renovation. Internally it is 3 bedrooms, of a good size, there are 2 reception rooms and an extended kitchen. It is heated by gas. To the exterior, the gardens to the front offers parking for 3 plus cars, there is a good drive and a detached garage and enclosed gardens which back onto playing fields.

Longford Lane is a very popular residential road approximately 1 ½ mile to the North East of Gloucester city centre. Excellent schooling and good shops are close by and access to Cheltenham and the M5 is only a short drive.

**THREE GOOD BEDROOMS: BATHROOM: SITTING ROOM: DINING ROOM:
LEAN TO CONSERVATORY: EXTENDED KITCHEN: CLOAKROOM: GAS
HEATING (NOT WORKING): DOUBLE GLAZING: AMPLE PARKING: LARGE
GARAGE: GOOD SIZED GARDENS BACKING PLAYING FIELDS:**

ENTRANCE PORCH:

Quarry tiled floor. Upvc double glazed door with leaded light and glass detail to:-

ENTRANCE HALL:

Staircase to landing. Radiator. Understairs cupboard.

CLOAKROOM:

Low level W.C. Wash hand basin. Part tiled walls.

SITTING ROOM: 15' x 11'1.

Square bay window. Radiator. Stone fireplace with fitted gas fire. T.V point.

DINING ROOM: 12'5 x 10'7.

Radiator. Hatch to kitchen. Timber casement door to:-

LEAN TO CONSERVATORY: 9'6 x 7'8.

Glazed door to garden.

KITCHEN/BREAKFAST ROOM: 17'7 x 7'6.

Inset single drainer stainless steel sink unit set inset worktops with cupboards below. Wall and base units. Part tiled walls. Vinyl floor. Gas fired boiler. Plumbing for washing machine. Breakfast area with built in seating and space for table. Window overlooking the garden. Aluminium double glazed patio doors to the side.

FIRST FLOOR:

LANDING:

Access to boarded loft with retractable ladder.

BEDROOM 1: 12'7 x 11'8.

Built in wardrobe cupboards with drawers. High level cupboards. Radiator.

BEDROOM 2: 12'5 x 11'.

Double radiator. Window to the rear overlooking garden.

BEDROOM 3: 15'6 x 6'7.

Radiator. Windows to the side and rear. Deep airing cupboard with copper cylinder, immersion and shelving.

BATHROOM:

Panelled bath. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator.

EXTERIOR:

Front gardens of a good size with parking for 3 plus cars, macadam and lawns with hedge borders. Double gates to additional parking opening to:-

GARAGE: 19'3 x 9'1.

Up and over door. Personal door. Window. Light.

Rear gardens of a very good size predominantly laid to lawn with mature trees and bushes backing onto playing fields.





EPC: TBC

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT