

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £232,500

REF: LG24230/JF

**12 GARDEN WAY
LONGLEVENS
GLOUCESTER
GL2 9JL**



**A WELL MAINTAINED SEMI DETACHED BUNGALOW ON THIS
POPULAR DEVELOPMENT WITH LARGE FRONT GARDENS**

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

12 GARDEN WAY, LONGLEVENS, GLOUCESTER

Garden Way is a very popular quiet residential road situated off Oxstalls Way approximately 1 mile to the East of the City centre. Good local shopping and transport facilities are close by.

Number 12 offers good size well planned accommodation with the benefit of a small extension to the rear which would allow an enlargement of the kitchen. Additionally it is gas centrally heated and double glazed. To the exterior, there is an unusually large garden with potential for extension to the side (planning consent granted) and space for building of a garage/workshop.

**TWO DOUBLE BEDROOMS: SITTING ROOM: BATHROOM: KITCHEN:
UTILITY/SUMMER ROOM: GAS CENTRAL HEATING: UPVC DOUBLE
GLAZING: LARGE FRONT GARDENS WITH AMPLE PARKING AND
POSSIBILITY OF A GARAGE SPACE: SMALL SOUTH BACKING PRIVATE
REAR GARDENS: PLANNING CONSENT FOR EXTENSION TO THE SIDE:**

Upvc double glazed door to:-

ENTRANCE HALL:

Vinyl floor. Access to loft. Wall thermostat. Broom/store cupboard.

SITTING ROOM: 15'5 x 11'3.

Bay window to the front. T.V point. Stone fireplace with fitted electric fire. Double radiator. Built in hardwood full height cabinet with detail glazed doors and glass mirror backs with shelving.



KITCHEN: 9'5 x 9'.

Inset single drainer sink unit set into worktops with cupboards below. Wall and base units. Vinyl floor. Space for fridge/freezer. Plumbing for washing machine. Space for cooker. Larder cupboard with meters and shelving. Door to:-



SUMMER ROOM/UTILITY: 9' x 7'6.

Radiator. Space for dryer. Upvc double glazed door.



BEDROOM 1: 11'2 x 10'5.

Radiator.



BEDROOM 2: 8'9 x 9'6.

Radiator. Double wardrobe cupboard. T.V point.



BATHROOM:

White suite of panelled bath with mixer taps and shower attachment. Fully tiled splashbacks with curtain. Low level W.C. Pedestal wash hand basin. Vinyl floor. Double radiator. Medicine cabinet.

**EXTERIOR:**

Front gardens of a very good size being on a triangular plot with macadam driveway with parking for 4/5 cars. Lawns to the front. Raised area to the side ideal for further storage extension to garden or for the building of a garage. Outside light and tap. Wrought iron gate to:-

Rear gardens which are South Easterly backing laid predominantly to pavia with a good deal of privacy. Large triangular garden store/workshop. Second small garden store.





EPC: D-67

**AGENTS NOTE:
All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT
THROUGH THE AGENT**

