

ESTATE AGENTS



# Farr & Farr

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**PRICE : £154,950**

**REF : LG23779/DW**

**FLAT 2  
43 LONGHORN AVENUE  
GLOUCESTER  
GL1 2AS**



**A FANTASTIC GROUND FLOOR APARTMENT WITH OUTSIDE SPACE IN THIS POPULAR DEVELOPMENT. NO ONWARD CHAIN**

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**Lettings:**

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## **FLAT 2, 43 LONGHORN AVENUE, GLOUCESTER, GL1 2AS**

A modern and well presented two bedroom apartment. Close to amenities with good bus route.

Offering spacious living, the apartment has two good sized bedrooms, lounge, kitchen, bathroom, ensuite and allocated parking space.

**GROUND FLOOR: TWO BEDROOMS: ENSUITE: BATHROOM: LIVING ROOM:  
KITCHEN : GAS CENTRAL HEATING: DOUBLE GLAZING: PATIO AREA:  
PARKING SPACE: NO CHAIN:**

Front door leading to:-

### **HALLWAY:**

Luxury vinyl flooring. Intercom system. Storage cupboard. Radiator. Telephone point.



### **LIVING ROOM: 18'7 x 14'0.**

Floor to ceiling double glazed windows. Single double glazed door leading to patio area. Radiators. Luxury vinyl floor. T.V point.



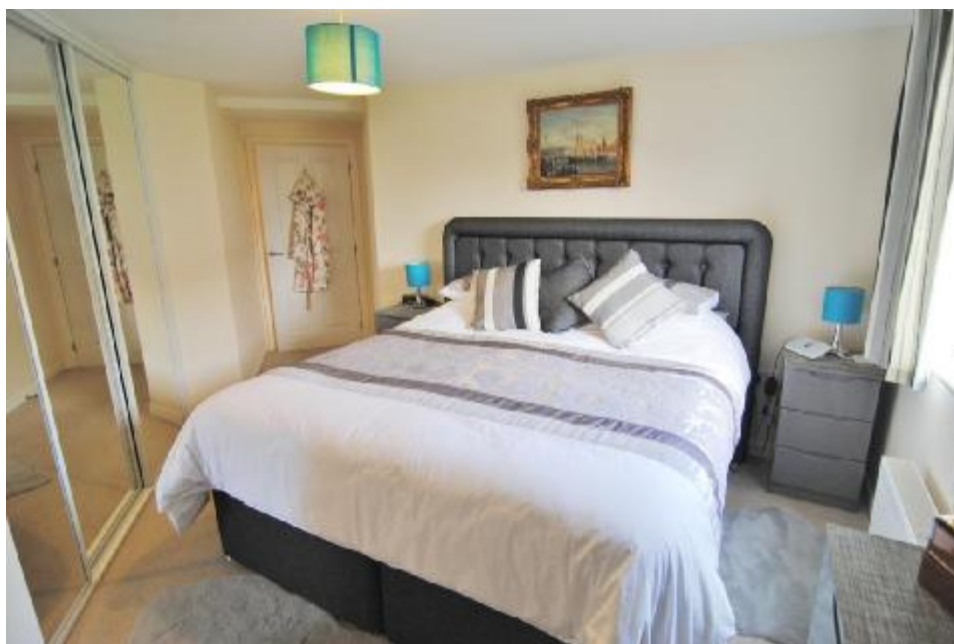
**KITCHEN: 5'8 x 10'2.**

Range of wall and base units with worktop. Stainless steel one and half bowl sink with drainer. Double oven. Integrated fridge/freezer. Integrated washing machine. Four ring gas hob with extractor above. Vinyl tiled flooring. Double glazed window.



**MASTER BEDROOM: 12'8 x 11'8**

Fitted mirrored sliding wardrobe. Double glazed window. Carpet. Radiator. T.V point.



**ENSUITE:**

Shower cubicle tiled floor to ceiling. Low level W.C. Wash hand basin. Tiled splashbacks. Luxury vinyl tiled flooring. Towel radiator. Double glazed window.



**BEDROOM 2: 10'5 x 10'3.**

Double glazed window. Carpet. T.V point. Radiator.



**BATHROOM:**

Panelled bath with shower over and mixer taps with tiled surround. Low level W.C. Wash hand basin with tiled splashback. Luxury tiled vinyl flooring.



**AGENTS NOTE**

All room sizes are approximate

EPC: B82

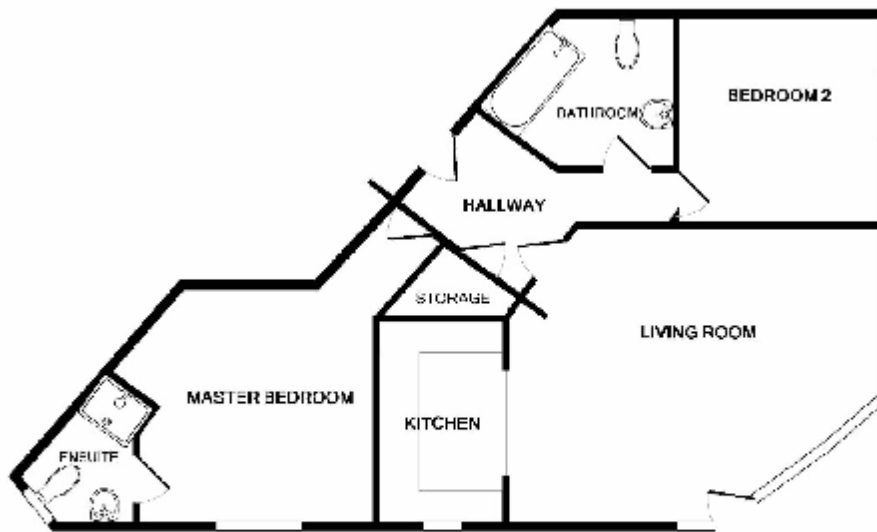


FIG. A. APPROXIMATE LOOK AREA (32 SQ. FT. OF 130 SQ. FT.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any other omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, omissions and applications shown have not been tested and no guarantee as to their operability or reliability can be given.  
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**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**