

ESTATE AGENTS



Farr & Farr

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PRICE: OIEO £420,000

REF: LG24342/JF

**56A LANSDOWN ROAD
GLOUCESTER
GL1 3JE**



**A DETACHED FAMILY HOME BUILT IN THE 1980'S SET AMONGST
INDIVIDUAL PROPERTIES IN ONE OF GLOUCESTER'S MOST
POPULAR TREELINED RESIDENTIAL ROADS**

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

56A LANSDOWN ROAD, GLOUCESTER

Lansdown Road is one of Gloucester's most popular treelined cul de sacs situated just off Denmark Road approximately ½ mile to the North of Gloucester City centre. Some of the areas best schools are within walking distance, good local shopping is close by and access to the Cathedral, City centre and exciting Docklands development at the Quays are all within very easy reach.

FOUR BEDROOMS: ENSUITE SHOWER ROOM TO THE MASTER: FAMILY BATHROOM: GOOD SIZED SITTING ROOM: DINING ROOM: KITCHEN: CLOAKROOM: GAS CENTRAL HEATING: INTEGRAL GARAGE: UPVC DOUBLE GLAZING: PARKING: SOUTH BACKING PRIVATE GARDENS:

ENTRANCE PORCH:

Panelled front door and glazed side slips to:-

ENTRANCE HALL:

Double radiator. Staircase to landing. Door to garage.

CLOAKROOM:

Wash hand basin. Low level W.C. Radiator.

SITTING ROOM: 15'1 x 15'8.

Radiator. Timber fireplace. Coal effect gas fire. T.V point. Coved ceiling. Window and Upvc double glazed sliding patio doors to terrace and garden. Two 15 light glazed doors to:-



DINING ROOM: 10'1 x 8'9.

Radiator. Coved ceiling.



KITCHEN: 11'6 x 11'2.

Inset 1 ½ bowl single drainer sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Worktops. Vinyl floor. Built in oven and four ring electric hob with extractor hood. Double radiator. Inset ceiling spotlights. Space for fridge. Upvc double glazed door to the side.



FIRST FLOOR:

LANDING:

Access to loft.

BEDROOM 1: 13'6 x 10'4.

Three double wardrobe cupboards. Built in drawers and bedside cupboards. Radiator.



ENSUITE SHOWER ROOM:

Of a good size with fully tiled shower cubicle with Mira controls and glazed folding door. Pedestal wash hand basin. Low level W.C. 3 Walls fully tiled. Radiator. Shaver light.



BEDROOM 2: 13'6 x 7'9.

Radiator. Double airing cupboard with factory lagged cylinder, immersion heater and shelving.



BEDROOM 3: 8' x 7'7.

Radiator.



BEDROOM 4: 10' x 6'2.

Radiator.



BATHROOM:

White suite of panelled bath with pedestal wash hand basin. Half tiled walls. Shaver light. Radiator.



EXTERIOR:

Front gardens with driveway and hard standing for several cars with low wall to the front. Wrought iron gates and fencing to either side. Gated side access. Carriage light.

GARAGE: 18'8 x 7'8.

Electric up and over door. Utility area with sink units with cupboards below. Plumbing for washing machine. Potterton gas fired central heating boiler with time clocks.

Rear gardens South backing and very private with full width "L" shaped paved terrace with lawns. Path and mature shrub borders. Enclosed by fencing and hedges. Good sized concrete garden store with door and window. Outside light.





EPC: D-67

AGENTS NOTE:
All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT