



36 Kendal Road, Longlevens, Gloucester, GL2 0ND

£325,000

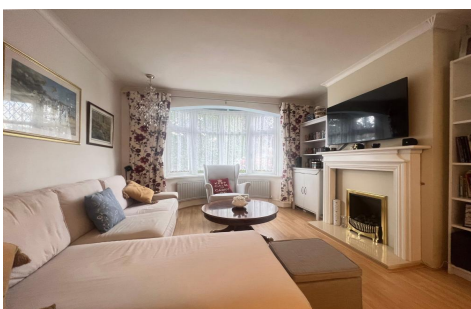
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****A BEAUTIFULLY PRESENTED 1930'S SEMI DETACHED HOME IN A POPULAR POSITION****

Situated in the sought after area of Longlevens within walking distance to local amenities and excellent schooling.

The property comprises of open plan living & dining, conservatory, kitchen, three bedrooms and family bathroom. To the exterior there is westerly backing gardens, garage and to the front off road parking.

Other benefits include double glazing and gas central heating.



ACCOMMODATION

Entrance Porch

Upvc double glazed front door. Glazed door to:-

Entrance Hall

Staircase to landing. Understairs cupboard. Round window to the side. Radiator.

Living Room 23' 0" x 11' 5" (7.01m x 3.48m)

Double glazed bay window. Curved radiator. Coal effect gas fire with surround. T.V & telephone points.

Dining Room 11' 2" x 10' 5" (3.40m x 3.17m)

Radiator. Glazed sliding doors to:-

Conservatory 9' 6" x 8' 8" (2.89m x 2.64m)

Double glazed sliding doors to garden. Heater.

Kitchen 16' 8" x 6' 7" (5.08m x 2.01m)

A range of Oak wall and base units with cupboards and drawers below. Stainless steel sink and drainer. Integrated fridge and freezer. Plumbing for washing machine. Four ring gas hob with extractor hood. Oven. Worcester boiler. Understairs cupboard. Double glazed window to side and rear aspect. Glazed window to conservatory. Double glazed door to garden garden & side access.

First Floor Landing

Access to loft. Double glazed window to side aspect.

Bedroom 1 13' 1" x 11' 6" (3.98m x 3.50m)

Double glazed bay window. Curved radiator.

Bedroom 2 11' 8" x 10' 4" (3.55m x 3.15m)

Double glazed window to rear aspect. Fitted wardrobes. Fitted dressing table with drawers to side. Radiator

Bedroom 3 10' 1" x 6' 9" (3.07m x 2.06m)

Double glazed window to side aspect. Radiator

Bathroom

White suite comprising of bath with mira shower over. Low level W.C. Half pedestal wash basin. Fully tiled walls. Mirrored vanity unit. Medicine cabinet. Heated towel rail. Double glazed frosted window to front aspect. Tiled floor. Wall mounted heater.

Rear Garden

Terrace area with shrub beds. Lawned area with side path. Mature trees and shrub bushes. Garage. Outside tap. Two sheds.

Front garden

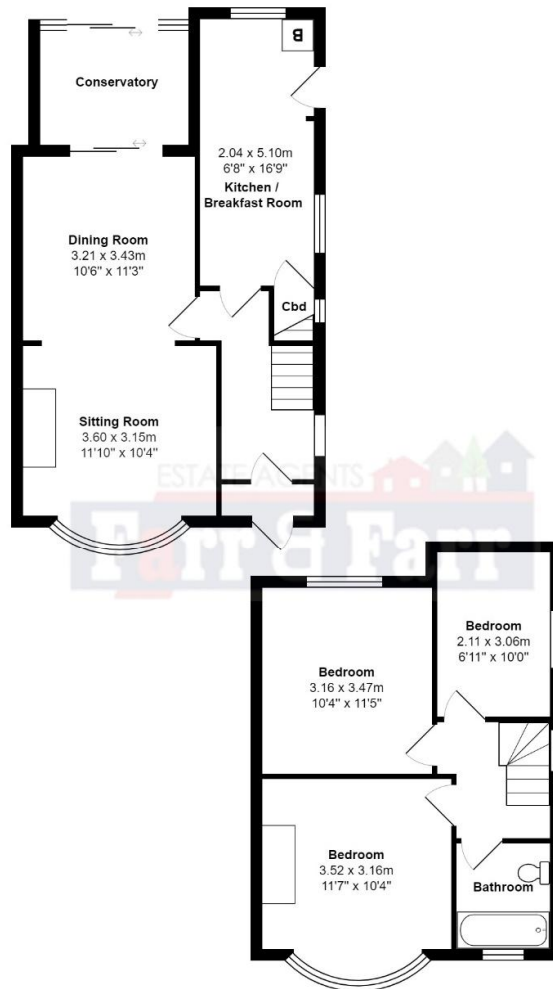
Beautifully presented front gardens with magnolia tree. Shrubs beds and lawn area. Parking for up to three cars.

AGENTS NOTE

EPC: D

COUNCIL TAX: C





Approx Total Area: 87.8 m² ... 945 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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