



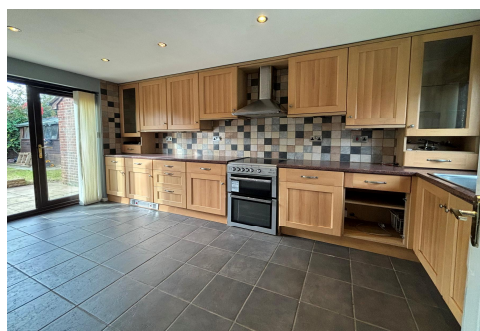
9 Alders Green, Longlevens, Gloucester, GL2 9HJ

OIRO £300,000

Ref: LG24662

A GOOD SIZED DETACHED FAMILY HOME IN A VERY POPULAR POSITION

Alders Green is a very popular road situated off Brionne Way and Longford Lane approximately 1 1/4 mile to the North East of the city centre. Good schools and shopping are close by and access to the M5 and Cheltenham are only a short drive. Number 9 has good sized accommodation with a large kitchen/diner adjoining the garden as well as a good size sitting room and to the first floor, 3 bedrooms and a bathroom. Additionally it has unusually large gardens for a modern house that back South and are very private



ACCOMMODATION

Upvc double glazed front door to:-

ENTRANCE HALL

Radiator. Understairs cupboard.

KITCHEN/DINER 15' 4" x 10' 7" (4.67m x 3.22m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Cooker control panel. Plumbing for washing machine. Upvc double glazed French doors to terrace and garden. Inset ceiling spotlights.

SITTING ROOM 15' 3" x 11' 7" (4.64m x 3.53m)

Brick Fireplace. Radiator. T.V point. Laminate flooring. Sliding patio doors to garden.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with lagged copper cylinder.

BEDROOM 1 12' 3" x 8' 4" (3.73m x 2.54m)

Overstairs cupboard. Radiator.

BEDROOM 2 8' 8" x 9' 1" (2.64m x 2.77m)

Radiator.

BEDROOM 3 8' 6" x 5' 8" (2.59m x 1.73m)

Radiator.

BATHROOM

White suite of panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Vinyl floor. Radiator.

EXTERIOR

Front gardens laid to lawns with parking and path to front door.

Rear gardens, South backing and very private, laid predominantly to lawns with terrace, shrubs and bushes. Garden shed. All enclosed by high hedges and mature bushes.

GARAGE

Up and over door. Power, light and personnel door.

AGENTS NOTE

COUNCIL TAX: C

EPC: TBC



FLOORPLAN TO FOLLO

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.