



178 Elmbridge Road, Gloucester, GL2 0PH

£319,950

Ref:LG24663

A WELL-MAINTAINED EDWARDIAN STYLE SEMI-DETACHED FAMILY HOUSE WITH BEAUTIFUL GARDENS AND USEFUL DETACHED HOME OFFICE.

Elmbridge Road is a very popular residential road situated approximately a mile and a half to the east of Gloucester city centre. In the heart of Longlevens with excellent local schools and close to both Gloucester and Cheltenham with the M5 only a short drive away. Number 178 has been very well looked after and offers practical family accommodation retaining much of the period character. Internally there are three bedrooms and the family bathroom. Together with a lounge dining room and well fitted kitchen but additionally, the gardens are beautifully landscaped with a small carport and insulated home office.



ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed front door. Half glazed door to hall. Quarry tiled floor. Radiator. Staircase to first floor.

LOUNGE / DINNING ROOM 26' 0" x 10' 10" (7.92m x 3.30m)

Two boxed radiators. Fireplace with wood burning stove. Bay window to the front. Coved ceilings. Large window to the rear. Door to:

KITCHEN 14' 0" x 8' 2" (4.26m x 2.49m)

Comprehensively fitted. Single drainer stainless steel sink unit with mixer tap. Cupboards and drawers. Wall and base units with worktops. Partly tiled walls, high quality flooring. Space for cooking range with back plate and cooker hood. Built-in dishwasher. Space for fridge freezer. Plumbing for washing machine. Inset ceiling spotlights. Under unit lights. Deep under stairs store cupboard. UPVC double glazed door to garden.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1 14' 5" x 10' 9" (4.39m x 3.27m)

Victorian cast iron fireplace. Radiator. Cove ceilings.

BEDROOM 2 13' 2" x 8' 8" (4.01m x 2.64m)

Double radiator. Victorian cast iron fireplace. TV point. Cove ceilings.

BEDROOM 3 8' 5" x 5' 7" (2.56m x 1.70m)

Radiator. Window. TV Ariel point.

BATHROOM

Corner bath with stainless steel double headed shower. Tiled splashback. Hand basin. Low level WC. Vinyl floor. Contemporary heated towel rail/radiator. Extractor fan. Spotlights.

EXTERIOR

Front gardens laid to gravel and paving with parking for two cars. Double gates. Small carport and gate to rear gardens :-

Area of terrace with raised productive beds. Opening to gravel terrace and lawns with sleeper borders. Path. Mature trees, bushes, and shrubs including fruit.

Arbor divide to secondary garden. Laid to lawn with mature, shrub, beds, and bushes. Greenhouse. Storage area with shed and home office.

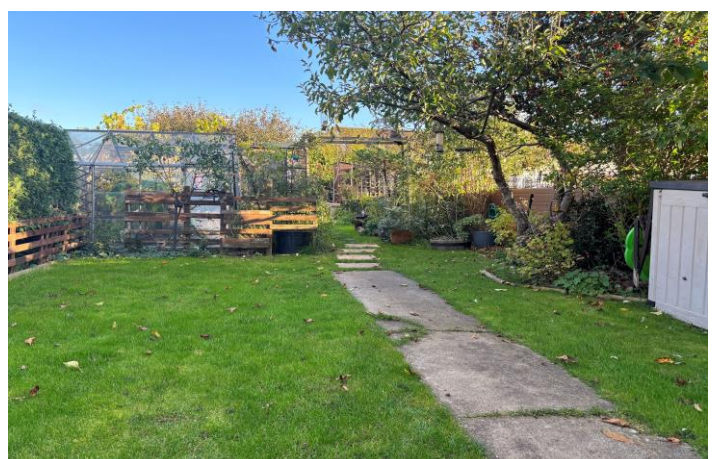
HOME OFFICE 11' 0" x 11' 3" (3.35m x 3.43m)

Electric panelled radiator, TV point. Lighting. Power and consumer box. Triple bifold doors overlooking the garden. Concealed storage area to the rear. Outside security lighting. Tap.

AGENTS NOTE

COUNCIL TAX: C

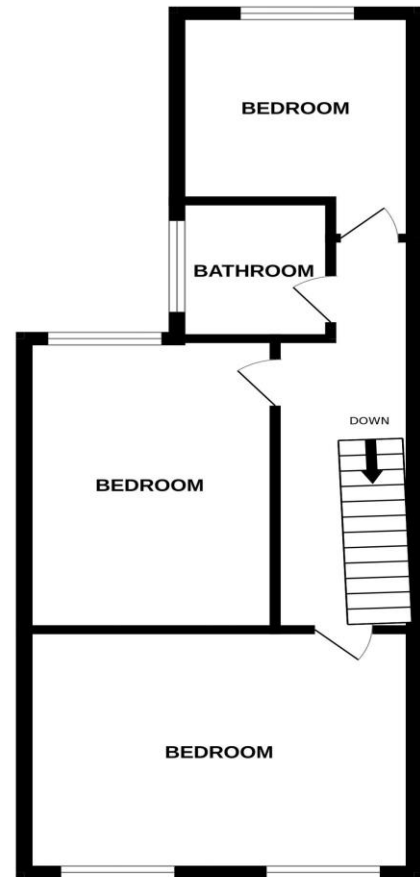
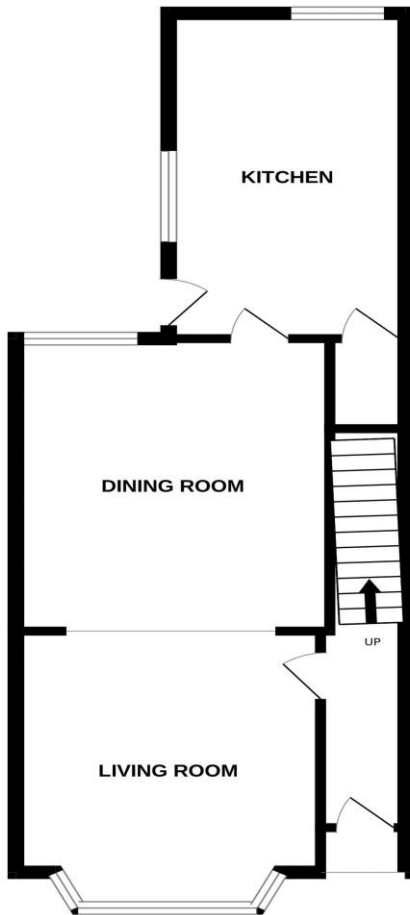
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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