



29 Cheltenham Road, Longlevens, Gloucester, GL2 0JF

£675,000

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Farr & Farr Sales & Lettings 

**29 Cheltenham Road, Longlevens,
Gloucester, GL2 0JF**

£675,000

A HIGHLY INDIVIDUAL DETACHED FAMILY HOME THAT HAS BEEN SIGNIFICANTLY UPGRADED OVER THE LAST TWO YEARS TOGETHER WITH A DETACHED SELF CONTAINED ANNEX IN THE REAR GARDEN

Number 29 is situated in one of Gloucester's most prominent and popular positions on Cheltenham Road 3/4 of a mile to the East of Gloucester city centre. Excellent schooling and good local shopping are very close by, Gloucester rugby and the exciting development of the Docks are within reach and access to Cheltenham and the M5 is only a short drive. The property has been beautifully upgraded in the current ownership over the last two years and offers wonderful and adaptable family accommodation in superb condition throughout. All four bedrooms are doubles, the master has a large ensuite and to the ground floor the open plan kitchen /dining room is newly replaced, as is the utility room. To the exterior, there is ample parking to the front and hard landscaped, private rear gardens, as well as a detached self-contained Annex and large garage/workshop.

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Entrance Hall

New composite front door with matching side screens. Turning staircase to landing. Vaulted ceiling. High-quality flooring. Wall panelling. Double radiator. Wall light points. Under stairs cupboard.

Sitting room 23' 0" x 15' 2" (7.01m x 4.62m)

Wood stripped floor. Two double radiators. Beams to ceiling. Lovely marble fireplace with inset wood burning stove. TV point, and half glazed double doors to :-

Kitchen Diner 22' 6" x 12' 0" (6.85m x 3.65m)

Dining area with double radiator. High-quality flooring. Picture rail. Window overlooking the garden. French doors to conservatory. Opening to :-

Kitchen Area

Newly installed. Inset one and a half bowl sink unit with mixer taps set into worktops. Cupboards and drawers below. Wall and base units. Built-in eyelevel stainless steel and glass fronted Bosch double oven with microwave above. Island unit with four ring induction hob and below counter extractor fan, with cupboards and drawers below. Inset ceiling spotlight. Under unit lighting. Built-in dishwasher and fridge. Larder unit. Window to the side. Door to :-

Utility room 10' 7" x 8' 10" (3.22m x 2.69m)

Newly fitted with worktops. Built-in fridge/freezer. Plumbing for washing machine. Space for dryer. Cupboard housing recently installed Worcester central heating boiler. High-quality flooring. Inset ceilings spotlights. Window to side.

Conservatory, 12' 6" x 9' 6" (3.81m x 2.89m)

Double radiator. High-quality flooring and double glazed doors to terrace and garden.

Cloakroom

Low level WC. Wash hand basin. High-quality flooring. Extractor fan. Hanging space.

First Floor Landing

Access to boarded loft with retractable ladder, power, light and 2 velux windows. Radiator. Airing cupboard with light.

Bedroom 1 14' 9" x 10' 5" (1.45m x 3.17m)

Radiator. Picture rails.

Ensuite

Shower room of a very good size. Double shower cubicle with stainless steel double shower unit. Wash hand basin with drawers below. Low level WC. Window with internal blind. Two back light wall mirrors. Vertical heated towel rail/radiator. Inset ceiling spotlights

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator. Built-in double wardrobe and cupboard with mirrored sliding doors.

Bedroom 3 12' 0" x 12' 6" (3.65m x 3.81m)

Windows the side and overlooking the garden. Double radiator. Triple built-in wardrobe cupboards with matching drawers.

Bedroom 4 10' 3" x 7' 10" (3.12m x 2.39m)

Painted wood strip floor. Double radiator. Window to the side.

Bathroom 9' 3" x 7' 8" (2.82m x 2.34m)

Beautifully and recently refurbished with claw foot bath. Stainless steel mixer shower attachment. Pedestal wash handbasin. Low level WC. Good size corner shower unit with double stainless steel controls. Tiled splashback and fully tiled walls. Tiled floor. Inset ceiling spotlights. Large stainless steel radiator/towel rail.

Exterior

Front garden with wrought iron topped walls to the front and side. Gateway to good area of brick paving drive with parking for several cars. Double gates to side drive laid to gravel. Opening onto rear gardens with two areas of decking. Paved with gravel detail and shrub beds.

Self-contained Detached Annex

UPVC double glazed front door to :-

Sitting Room 15' 6" x 11' 6" (4.72m x 3.50m)

Two double radiators. UPVC double glazed French doors to decking with a Southerly aspect. Wall thermostat. Arch to :-

Kitchen Breakfast Room 11' 2" x 7' 6" (3.40m x 2.28m)

Double radiator. Inset, stainless steel sink unit with contemporary mixer taps and cupboards below. Wall and base units with worktops. High-quality flooring. Electric hob with extractor hood. Space for breakfast table. Spotlights.

Bedroom 12' 2" x 9' 8" (3.71m x 2.94m)

Double radiator. Windows to the rear. Spotlights.

Shower Room

Beautifully fitted with marbrex walls. Double size shower cubicle with Electric shower and glazed screen. Vanity unit with wash hand basin cupboard below. Low level WC. Vertical heated radiator/towel rail in stainless steel. Vinyl flooring. Extractor fan. Backlight. Mirror, Window.

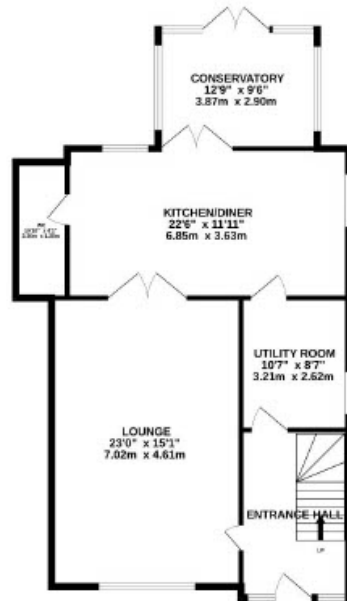
Garage/Workshop 25'10 x 17'6

Eaves storage. Inspection pit, Light. Newly installed gas fired central heating boiler for the annex. Consumer box. Door to small area of garden to the rear ideal for storage.

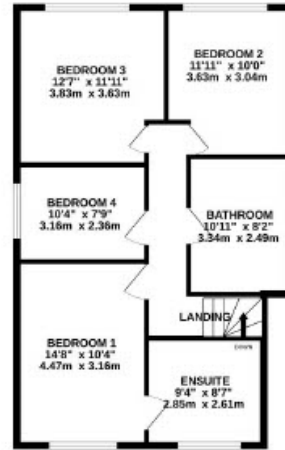




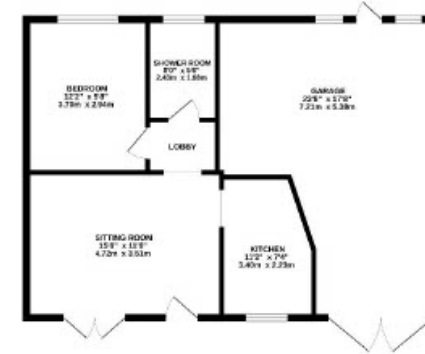
GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any variations in the statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given in this regard unless otherwise stated on the plans.
Made with MyPlan 7/2017

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances 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.

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