



48 Elmbridge Road, Longlevens, Gloucester, GL2 0NZ

£375,000

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Farr & Farr Sales Lettings

**48 Elmbridge Road, Longlevens,
Gloucester, GL2 0NZ**

£375,000

**A VERY SPACIOUS AND COMFORTABLE
EDWARDIAN HOUSE IN A HIGHLY SOUGHT
AFTER POSITION**

Elmbridge Road is a very popular residential road of 1930s and Edwardian properties situated just over a mile to the east of Gloucester city centre. Some of the area's most sought after schools are within walking distance. Good local shopping is close by and access to the cathedral, exciting docklands development and Gloucester rugby are all close by. Number 48 has been very well maintained and updated and offers good sized family accommodation with the benefits of a large kitchen/breakfast room, an open plan dining room and three double bedrooms. Additionally, there is parking to the front for three cars and enclosed level gardens giving a good deal of privacy.

www.farrandfarr.co.uk

ENTRANCE PORCH

Front door. Quarry tiled coloured floor and glazed door to:-

ENTRANCE HALL

Quarry tiled coloured floor. Double radiator. Cornice ceilings. Decorative arch opening to dining room.

SITTING ROOM 13' 6" x 11' 6" (4.11m x 3.50m)

Fireplace with woodburning stove. Bay window to the front. Deep cornice ceiling. Double radiator. Meter cupboard. TV point. Two wall light points.

DINING ROOM 15' 9" x 12' 9" (4.80m x 3.88m)

Original fireplace with coloured tiled insets. Coved ceiling. Radiator. High quality flooring. UPVC double glazed door to terrace and garden. Staircase to landing and door to:-

KITCHEN/BREAKFAST ROOM 21' 4" x 10' 0" (6.50m x 3.05m)

Breakfast area with radiator. Coved ceiling. Window to the side. Space for table and peninsula bar divide with shelving and granite worktops. Opening to kitchen area. Very comprehensively fitted with inset one and half bowl single drainer stainless steel sink unit with mixer taps, cupboard and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in Neff eyelevel double oven. Gas hob and extractor hood. Inset ceiling spotlights. Space for fridge freezer. Door to:-

UTILITY ROOM 10' 4" x 10' 0" (3.15m x 3.05m)

Tiled floor. Inset stainless steel sink unit, mixer taps and cupboards below. Plumbing for dishwasher, washing machine and space for dryer. Wall cupboards. Part tiled walls. Window overlooking and UPVC glazed door to garden.

FIRST FLOOR

LANDING

Access to loft. Original double door store cupboard with drawer below.

BEDROOM 1 13' 8" x 12' 0" (4.16m x 3.65m)

Radiator. Picture rails. Coved ceilings. Two wall light points. Complete range of wardrobe cupboards with mirrored sliding doors.

BEDROOM 2 13' x 9' 10" (3.96 x 2.99)

Double radiator. Coved ceiling.

BEDROOM 3 13' 0" x 9' 10" (3.96m x 2.99m)

Radiator. Cupboard with shelving and ideal gas central heating boiler.

BATHROOM

Panelled bath with mixer taps and shower attachment with folding screen. Pedestal wash hand basin. Low level Level WC. Tiled walls. Tiled floor. Inset ceiling spotlights.

EXTERIOR

Front gardens predominantly laid to macadam with parking for 3 cars with shrub bed borders Gated side access to:-

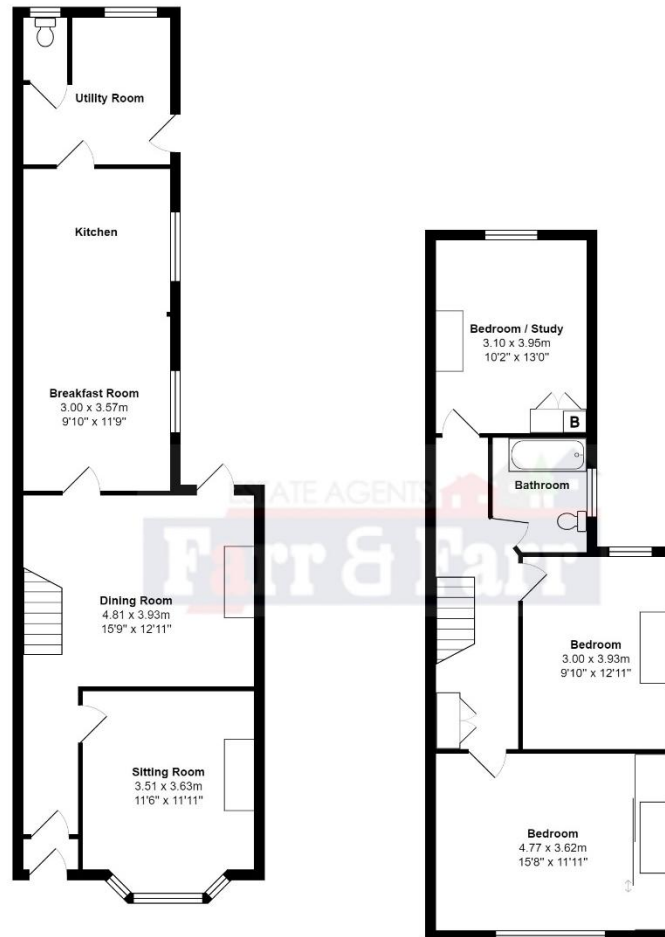
Rear gardens South Easterly backing and are a very good size. Predominantly laid to lawns with shrub bed borders, terrace, trees and bushes. Two raised beds for growing fruit/vegetables. Timber shed and enclosed by high close board fencing giving a good deal of privacy. Outside tap. Lean to shelter useful for fuel and bikes. Outside power.

AGENTS NOTE

EPC: D-65

COUNCIL TAX: C





Approx Total Area: 122.8 m² ... 1322 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.
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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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