

ESTATE AGENTS



# Farr & Farr

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**PRICE: £475,000**

**REF: LG24082/JF**

**SIDDINGTON  
95 LONGFORD LANE  
LONGLEVENS  
GLOUCESTER  
GL2 9HB**



**A 1920'S DETACHED DOUBLE FRONTED FAMILY HOME  
ON A LARGE CORNER PLOT WITH SIGNIFICANT  
DEVELOPMENT POTENTIAL**

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**Lettings:**

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Number 95 sits on a large corner plot on Longford Lane and Longland Court, approximately a mile and a half to the north east of Gloucester's city centre. Good local shopping is close by, some of the city's most sought after schools are within easy reach, and access to both Cheltenham and the M5 are only a short drive.

The property is a highly individual double fronted detached family home in need of some internal upgrading but has significant potential for extension to either side or the rear and the possibility of development within the garden. Internally there are 4 bedrooms and a large bathroom, and to the ground floor a sitting room as well as a lounge/ dining room and kitchen/ breakfast room. It is heated by gas, double glazed throughout, and to the exterior a large driveway with ample parking and turning areas, as well as a second driveway to the rear with concealed parking, a double garage and a large work room/studio.

**4 BEDROOMS; LARGE BATHROOM; SITTING ROOM; LOUNGE/  
DINER; KITCHEN/ BREAKFAST ROOM; CLOAKROOM; GAS  
CENTRAL HEATING; DOUBLE GLAZING; AMPLE PARKING TO THE  
FRONT; DETACHED DOUBLE GARAGE WITH SEPARATE  
CONCEALED PARKING TO THE REAR; LARGE 36'X 18  
WORKSHOP/ PLAYROOM**

**LARGE COVERED PORCH:**

With light and pillars with Upvc double glazed front door to:

**HALL:**

Staircase to landing. Picture rails. radiator.

**SITTING ROOM: 14'7 X 11**

Double radiator. Tiled fireplace with coal affect gas fire. T.V point.



## **KITCHEN/ BREAKFAST ROOM: 18'6 X 10'**

### **KITCHEN AREA:**

Inset single drainer 1 ½ bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Space for cooker. Plumbing for washing machine and dishwasher. Space for fridge freezer. Double radiator.



### **BREAKFAST AREA:**

Tiled floor. Double Upvc double glazed French doors to garden. Opening to:





**LOUNGE/ DINER: 22'8 X 10'2**

Bay window to the front and window to the side. Double and two single radiators. T.V point. Door to:



**REAR LOBBY:**

Tiled floor. Upvc double glazed door to garden

**CLOAKROOM:**

Low level W.C. Wash hand basin. Tiled floor. Part panelled walls.

**FIRST FLOOR:**

**LANDING:**

Access to loft.

**BEDROOM 1: 13'1 X 10'2**

Range of three double wardrobe cupboards with dressing table unit and storage cupboards above. Telephone point. Radiator. Double glazed window.



**BEDROOM 2:**  
**11' X 10'2**

Two double wardrobe cupboards with store cupboards above.  
Radiator.



**BEDROOM 3: 11' X 9'**

Radiator.

**BEDROOM 4: 9'9 X 6'6 (Max)**

Radiator.

**BATHROOM:**

Of a very good size. White suite of panelled bath with mixer taps and separate Mira electric shower and glazed screen. Low level W.C. Bidet. Double sink vanity unit with cupboards below. Wall cupboards. Mirror. Pelmet spot lighting. Inset ceiling spotlighting. Heated towel rail/radiator. Fully tiled walls. Airing cupboard with factory lagged cylinder immersion heater. Shelving.



**FRONT GARDEN:**

Of a very good size with pavia drive with parking area for several cars with turning spaces. Wall to the front with wrought iron gate, mature hedges and bushes giving a good deal of privacy. Wide side drive with further area of parking, with gate and fence to:

**REAR GARDEN:**

South backing and well enclosed with large area of pavia terrace, lawns, flower shrub bed borders with mature trees and bushes. Outside light and tap.





**LARGE GARDEN WORKSHOP: 36' X 18'**

Divided into two rooms with window. Power. Light. Vaulted ceiling. Store cupboards.



Further area of lawn garden to the side with high fencing giving privacy leading to:

**DETACHED DOUBLE GARAGE: 20'x20' (approx)**

Two double doors. Window. Personnel door.

Second area of drive with double gates for secure and concealed parking.



**EPC RATING : TBC**

**NOTE :**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.**