

ESTATE AGENTS



Farr & Farr

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PRICE: £275,000

REF: LG24163/JF

**38 BEECHCROFT ROAD
LONGLEVENS
GLOUCESTER
GL2 9HF**



**A 1950'S CHALET STYLE SEMI DETACHED HOUSE WHICH HAS
BEEN EXTENDED TO BOTH THE SIDE AND REAR**

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38 BEECHCROFT ROAD, LONGLEVENS, GLOUCESTER

Beechcroft Road is a very popular residential road situated on this sought after Oxsfalls development approximately 1 ½ mile to the North East of Gloucester City centre. Good local shopping, schools and transport facilities are all within easy reach and access to Cheltenham is only a short drive.

Number 38 has been the subject to extension in the current ownership to both side and rear and offers good sized adaptable accommodation with 3 bedrooms, ground floor and first floor shower room as well as 2 reception rooms and a well fitted kitchen. Additionally there is a utility room, it is gas central heated and double glazed. To the exterior, ample parking and very private landscaped South backing rear gardens.

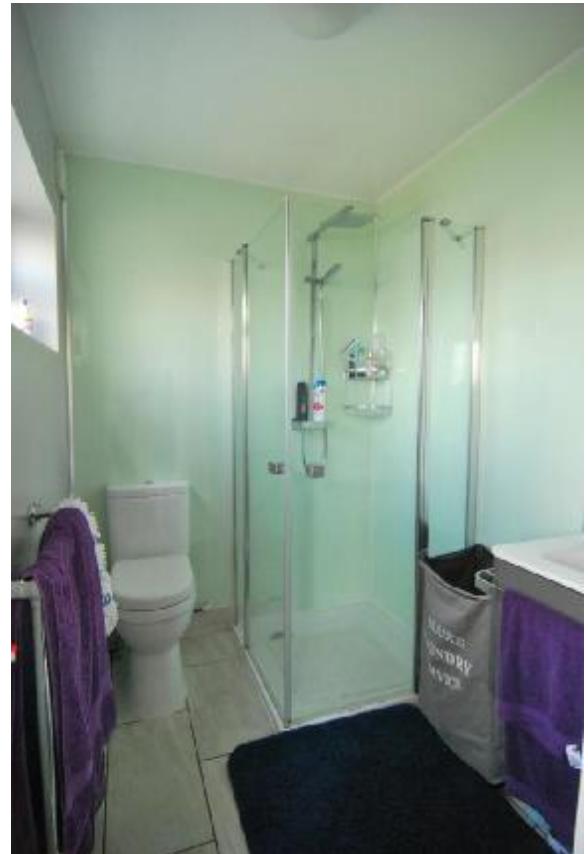
THREE BEDROOMS: ENSUITE SHOWER ROOM TO BEDROOM TWO: GROUND FLOOR SHOWER ROOM: DINING ROOM: "L" SHAPED SITTING ROOM: WELL FITTED KITCHEN: LARGE UTILITY ROOM: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: AMPLE OFF ROAD PARKING: VERY PRIVATE LANDSCAPED SOUTH BACKING REAR GARDENS:

ENTRANCE HALL:

Upvc double glazed front door. Radiator. Tiled floor. Cloaks cupboard. Wall thermostat.

CLOAKROOM/SHOWER ROOM:

Vanity unit with wash hand basin and drawer below. Low level W.C. Fully marbrex shower cubicle with double headed stainless steel controls. Two walls marbrex. Tiled floor. Heated towel rail.



DINING ROOM: 11'6 x 7'8.

High quality flooring. Radiator. Arch to:-



SITTING ROOM: 21' x 13'6.

"L" shaped. Sitting area with timber fireplace with marble effect insets T.V point. Double radiator. Arch to second area with Upvc sliding patio doors to conservatory. Door to:-





KITCHEN: 12'4 x 9'.

Comprehensively fitted with inset 1 ½ bowl single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Double radiator. Space for cooker with concealed extractor hood. Space for dishwasher. Double radiator. Stone tiled flooring. Upvc double glazed door to conservatory. Door to:-



UTILITY ROOM: 10'6 x 6'8.

Radiator. Built in units comprising larder. Worktops with cupboards and drawers below. Space for fridge. Radiator. Spotlighting. Stone tiled flooring.

**LEAN TO CONSERVATORY: 17'7 x 6'4.**

Tiled floor. Sliding door to garden.

FIRST FLOOR:**LANDING:**

Linen cupboard. Set of shelved and wardrobe cupboards with folding doors.

BEDROOM 1: 14' x 9'9.

Radiator. Range of wardrobe cupboards. T.V point.



BEDROOM 2: 11'9 x 6'8.

Radiator.



SHOWER ROOM:

Fully marbrex shower cubicle with stainless steel controls and glazed door. Vanity unit with wash hand basin and cupboards below. Low level W.C. Vertical stainless steel towel rail. Two part marbrex and part tiled walls. Extractor fan.



BEDROOM 3: 8'7 x 7'9.

Deep store cupboard with velux window. Radiator.



EXTERIOR:

Front gardens with brick pavia driveway and gravel to the sides and parking for 2 plus cars. Mature shrubs. Enclosed by fencing. Side access to:-

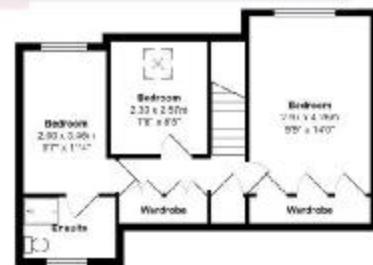
Southerly backing rear gardens and well landscaped to split level to terrace. Outside lighting and tap. Arch and path to lawns with shrub beds and mature bush borders. Second area of terrace. Aluminium garden store. Well enclosed by high close boarded fencing giving near complete privacy.







EPC: D-60



Approx. Total Area: 103.8 m² ... 1118 ft²

Source: www.propertyplan.co.uk
This plan is for general guidance only, not drawn to scale or survey standard.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Giscombe Breezy, Soutene
and Agents do not accept responsibility for any inaccuracies or omissions.
For legal purposes, please check all dimensions, areas and
conveyancing details by consulting your solicitor or surveyor. This plan

AGENTS NOTE:

All room sizes are approximate

VIEWING BY APPOINTMENT THROUGH THE AGENT