



4 Garden Way, Longlevens, Gloucester, Gloucestershire, GL2 9JL

£300,000

🛏️ | 2

🛋️ | 2

🛁 | 1


Farr & Farr Sales Lettings 

**4 Garden Way, Longlevens,
Gloucester, Gloucestershire, GL2 9JL**

£300,000

**A VERY WELL MAINTAINED 1950'S EXTENDED
SEMI DETACHED BUNGALOW IN A POPULAR
POSITION.**

Garden Way is a popular residential road situated in the sought after Oxstalls development just over a mile to the East of Gloucester city centre. Good local shopping and transport facilities are close by and access to Cheltenham and the M5 is only a short drive.

Number 4 offers very well looked after accommodation comprising of lounge, kitchen, dining room, utility room and bathroom. To the rear it has been extended to offer two spacious bedrooms overlooking the gardens. Further benefits include gas central heating, garage and ample parking to the front of the property.

www.farrandfarr.co.uk

Entrance Hall

Accessed via upvc double glazed door. Radiator. Airing cupboard. Access to loft.

Lounge 14' 11" x 10' 9" (4.54m x 3.27m)

Radiator. Tv Point. Fireplace with surround. Electric fire. Double glazed window.

Kitchen 13' 2" x 7' 5" (4.01m x 2.26m)

A range of wall and base units with cupboards and draws below. 1.5 stainless steel sink and drainer. Space for oven. Extractor hood. Plumbing for washing machine. Space for fridge & freezer. Part tiled walls. Double glazed window. Tiled floor.

Utility room 7' 6" x 7' 2" (2.28m x 2.18m)

Base unit. Double glazed window. Door to garage & garden.

Dining Room 10' 5" x 10' 0" (3.17m x 3.05m)

Radiator. Double glazed window.

Bedroom 1 18' 11" x 9' 7" (5.76m x 2.92m)

Radiator. Fitted wardrobe cupboards. Double glazed window.

Bedroom 2 16' 0" x 10' 9" (4.87m x 3.27m)

Double glazed window. Radiator. Free standing wardrobe.

Bathroom

Panelled bath with Mira overhead shower. Pedestal wash hand basin. Low level W.C. Stainless steel heated towel rail. Vinyl floor.

Garden

Steps leading to terrace area. Mature shrub bed borders. Areas of lawn. Summer house. Enclosed by fencing. Outside tap.

Front Gardens:

Landscaped with parking for two cars. Lawns with gravel detailing & shrub bed borders. Path to the front door. Low fencing.

Garage 9' 5" x 7' 6" (2.87m x 2.28m)

Up and over door. Power and lighting.

Agents note

Council Tax: C

EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
fairandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
fairandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 360444
✉ longlevens@
fairandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
fairandfarr.co.uk