



7 Beaumont Road, Longlevens, Gloucester, Gloucestershire, GL2 0EJ

£337,500




Farr & Farr Sales
Lettings

**7 Beaumont Road, Longlevens,
Gloucester, Gloucestershire, GL2 0EJ**

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**A LOVELY FAMILY HOME IN A QUIET
POSITION THAT HAS BEEN CLEVERLY
ALTERED AND EXTENDED TO GIVE HIGHLY
PRACTICAL FAMILY ACCOMMODATION**

Beaumont Road is a very quiet road in the convenient position within Longlevens. Excellent local schooling, good shopping facilities and access to the M5 are all within a short drive.

Number 7 has been the subject of considerable thought and extension as well as complete modernisation and now offers very practical family accommodation with the benefits of three double bedrooms, the master which has an ensuite shower room as well as a luxury bathroom. To the ground floor there is a conversion of the garage to a very practical utility room and study or even bedroom four. Additionally, the lounge/dining room has full bifold doors overlooking the south backing garden, the kitchen is a good size and there is a well fitted cloakroom.

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ENTRANCE PORCH

Double glazed front door with bevelled glass and leaded lights to:-

ENTRANCE HALL

Black and white tiled floor. Radiator. Space for hanging. Alarm controls and oak door to:-

LOUNGE/DINING ROOM 23' 8" x 11' 5" (7.21m x 3.48m)

Contemporary fireplace with tiled hearth and beam. Two double radiators. High-quality flooring. Coved ceilings. TV point. Triple bifold doors to south backing terrace and garden. 3/4 glazed oak double doors to:-

INNER HALL

Staircase to landing.

CLOAKROOM

Low level W.C. Vanity wash hand basin and cupboard below. Vertical heated rail/radiator. Door to:-

UTILITY ROOM 8' 4" x 8' 7" (2.54m x 2.61m)

Beautifully fitted with inset sink unit with contemporary mixer taps and cupboard below. Plumbing for washing machine. Integrated freezer. Space for dryer. Three full height double cupboards. High quality flooring. Radiator. Spotlights. Double glazed door to the side and oak door to:-

STUDY 8' 6" x 8' 4" (2.59m x 2.54m)

Radiator. Window to the front.

KITCHEN 12' 0" x 9' 2" (3.65m x 2.79m)

Inset 1 1/2 bowl single drainer stainless steel sink unit with contemporary mixer taps with cupboards and drawers below. Wall and base units with worktops. High quality flooring. Tiled walls. Built-in oven. Microwave oven. Gas hob with stainless steel cooker hood. Space for dishwasher and fridge. Ceiling spotlights. Radiator. UPVC double glazed door to garden.

FIRST FLOOR

LANDING

Access to fully boarded loft with retractable ladder with recent boiler. Flank window.

BEDROOM 1 12' 0" x 8' 8" (3.65m x 2.64m)

Radiator. Double wardrobe cupboard.

ENSUITE SHOWER ROOM

Again, very well fitted with large corner shower with stainless steel double headed shower and glazed screen with semicircular sliding doors. Vanity unit with two drawers below. Low level WC with concealed system. Fully tiled walls. Extractor fan. Tiled floor.

BEDROOM 2 12' 0" x 11' 6" (3.65m x 3.50m)

Radiator.

BEDROOM 3 10' 8" x 11' 6" (3.25m x 3.50m)

Radiator.

BATHROOM

Of a good size with a white suite of panelled bath with Mira electric shower and glazed screen. Pedestal wash hand basin. Low-level W.C. Vinyl floor. Fully tiled walls. Vertical heated towel radiator.

EXTERIOR

Front gardens laid to lawns with parking for two cars. Gated side access. Rear gardens, south backing and very private laid to lawns with covered area of decking and terrace with path and shrub borders. Two garden sheds. Hedging to the rear with high close boarded fencing. Outside light and tap.

AGENTS NOTE

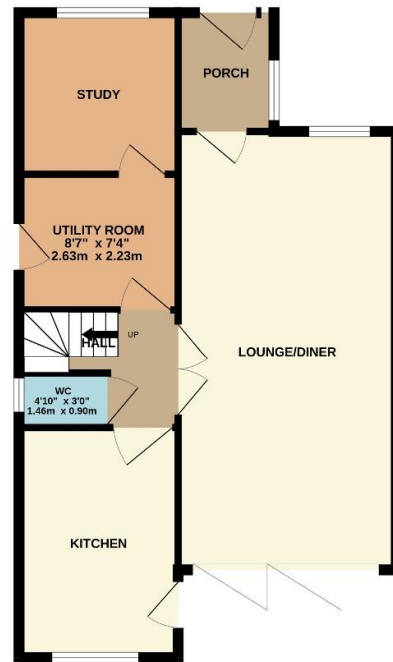
COUNCIL TAX: C

EPC: C-73

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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