



130 Elmleaze, Longlevens, Gloucester, Gloucestershire, GL2 0JZ

£235,000

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**Farr & Farr** Sales  
Lettings

**130 Elmleaze, Longlevens,  
Gloucester, GL2 0JZ**

**£235,000**

**A SURPRISINGLY SPACIOUS END OF TERRACE  
FAMILY HOME IN A HIGHLY CONVENIENT  
POSITION**

Elmleaze is a popular residential road close to the centre of Longlevens approximately 2 miles to the East of Gloucester city centre. Excellent local shopping is very close by, good schools are within an easy reach and access to Cheltenham and the M5 is only a very short drive. Number 130 has been well maintained in the current ownership and offers good size light and practical accommodation. Both bedrooms are doubles (the master could be divided into two to create three bedroom accommodation). There is a good size sitting room, dining room and kitchen and to the exterior, useful outbuildings and large level gardens.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

UPVC double glazed front door to:-

#### **ENTRANCE HALL**

High-quality flooring. Staircase to landing. Understairs cupboard. Radiator.

#### **SITTING ROOM 12' 6" x 10' 6" (3.81m x 3.20m)**

Double radiator. TV point. Door to:-

#### **DINING ROOM 9' 0" x 8' 8" (2.74m x 2.64m)**

High-quality flooring. Double radiator.

#### **KITCHEN 10' 0" x 10' 0" (3.05m x 3.05m)**

Very comprehensively fitted with inset stainless steel single drainer sink unit with cupboards and drawers below. Wall and base units. Built-in oven with four ring gas hob and extractor hood. Plumbing for washing machine. Built-in fridge and freezer. Spotlights. Radiator. UPVC double glazed door to garden. Understairs larder cupboard. Tiled floor.

#### **FIRST FLOOR**

#### **LANDING**

Flank window. Access to loft.

#### **BEDROOM 1 16' 0" x 10' 5" (4.87m x 3.17m)**

Double radiator. Two windows to the front. Overstairs store/wardrobe cupboard. (could be divided into 2).

#### **BEDROOM 2 12' 0" x 10' 0" (3.65m x 3.05m)**

Double radiator.

#### **BATHROOM**

White suite of panelled bath with stainless steel shower and fully stone tile splashbacks. Pedestal wash hand basin. Low-level WC. Vinyl floor. Heated towel rail/radiator.

#### **EXTERIOR**

Front gardens laid to lawns with hedge surrounds and path the front door. Covered side access to:-

Rear gardens, of a very good size with paved terrace and path. Lawns and mature shrub beds. Small trees.

#### **GARDEN STORE 10' 0" x 5' 0" (3.05m x 1.52m)**

Second attached garden store.

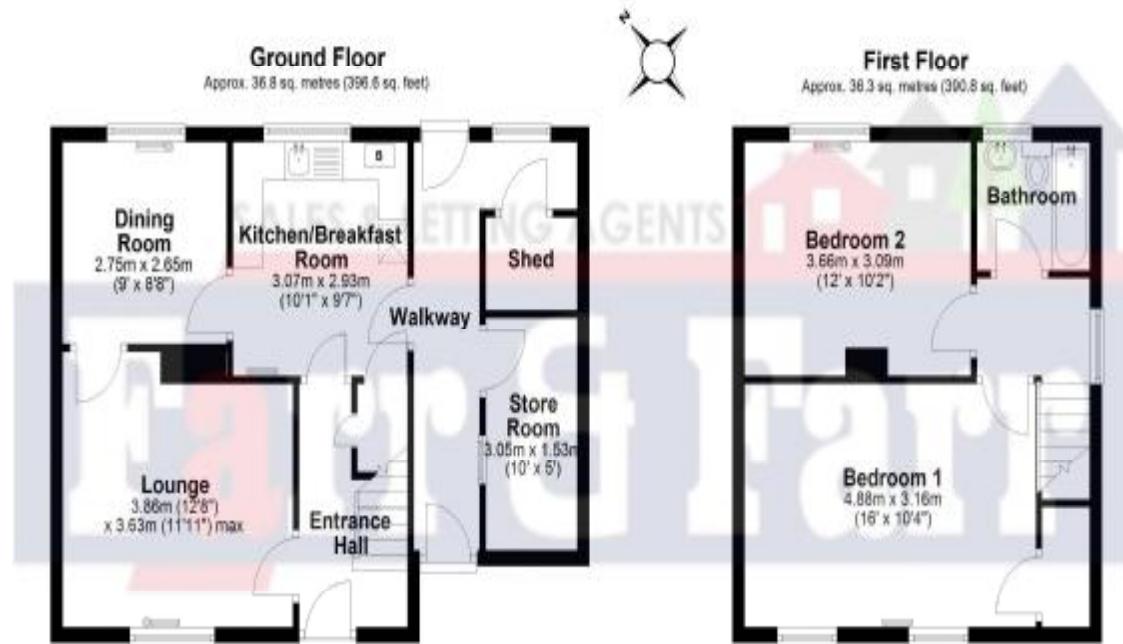
#### **AGENTS NOTE**

EPC: C-74

COUNCIL TAX: B







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@farandfarr.co.uk](mailto:enquiries@farandfarr.co.uk)

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
01452 613355  
[hucclecote@farandfarr.co.uk](mailto:hucclecote@farandfarr.co.uk)

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
01452 380444  
[longlevens@farandfarr.co.uk](mailto:longlevens@farandfarr.co.uk)

#### Lettings

40 Oxtails Way  
Gloucester GL2 9JQ  
01452 238298  
[lettings@farandfarr.co.uk](mailto:lettings@farandfarr.co.uk)