



Farr & Farr

Sales
Lettings



9 Alders Green, Longlevens, Gloucester, GL2 9HJ

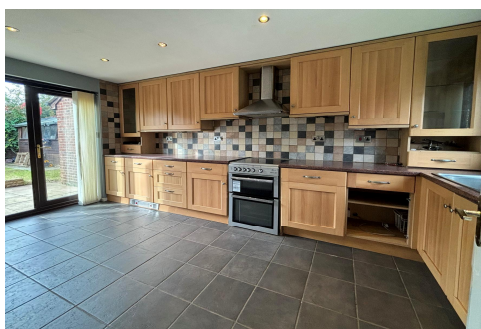
OIRO £294,000

Ref: LG24662

A GOOD SIZED DETACHED FAMILY HOME IN A VERY POPULAR POSITION WITH NO ONWARD CHAIN

Alders Green is a very popular road situated off Brionne Way and Longford Lane approximately 1 1/4 mile to the North East of Gloucester City centre. Excellent schools (including grammar schools) and shopping are close by with easy access to the M5. Cheltenham and Tewkesbury are only a short drive. Number 9 has good sized accommodation with a large kitchen/diner good size sitting room both with doors to patio & garden. The first floor has 3 bedrooms and a bathroom.

It has unusually large gardens for a modern house with the rear garden facing south and very private



ACCOMMODATION

Upvc double glazed front door to:-

ENTRANCE HALL

Radiator. Understairs cupboard.

KITCHEN/DINER 15' 4" x 10' 7" (4.67m x 3.22m)

Inset single drainer stainless steel sink unit set into worktops with drawers and cupboards below. Wall and base units. Part tiled walls and fully tiled floor. Cooker control panel. Plumbing for washing machine. Upvc double glazed French doors to terrace and garden. Inset ceiling spotlights.

SITTING ROOM 15' 3" x 11' 7" (4.64m x 3.53m)

Brick Fireplace. Radiator. T.V point. Laminate flooring. Sliding patio doors to rear garden.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with lagged copper cylinder and shelves for airing.

BEDROOM 1 12' 3" x 8' 4" (3.73m x 2.54m)

Overstairs cupboard. Radiator.

BEDROOM 2 8' 8" x 9' 1" (2.64m x 2.77m)

Radiator.

BEDROOM 3 8' 6" x 5' 8" (2.59m x 1.73m)

Radiator.

BATHROOM

White suite of panelled bath. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Vinyl floor. Radiator.

EXTERIOR

Front gardens laid to lawns with parking and path to front door.

Rear gardens, South backing and very private, laid predominantly to lawns with terrace, shrubs and bushes. Garden shed. All enclosed by high hedges and mature bushes.

GARAGE

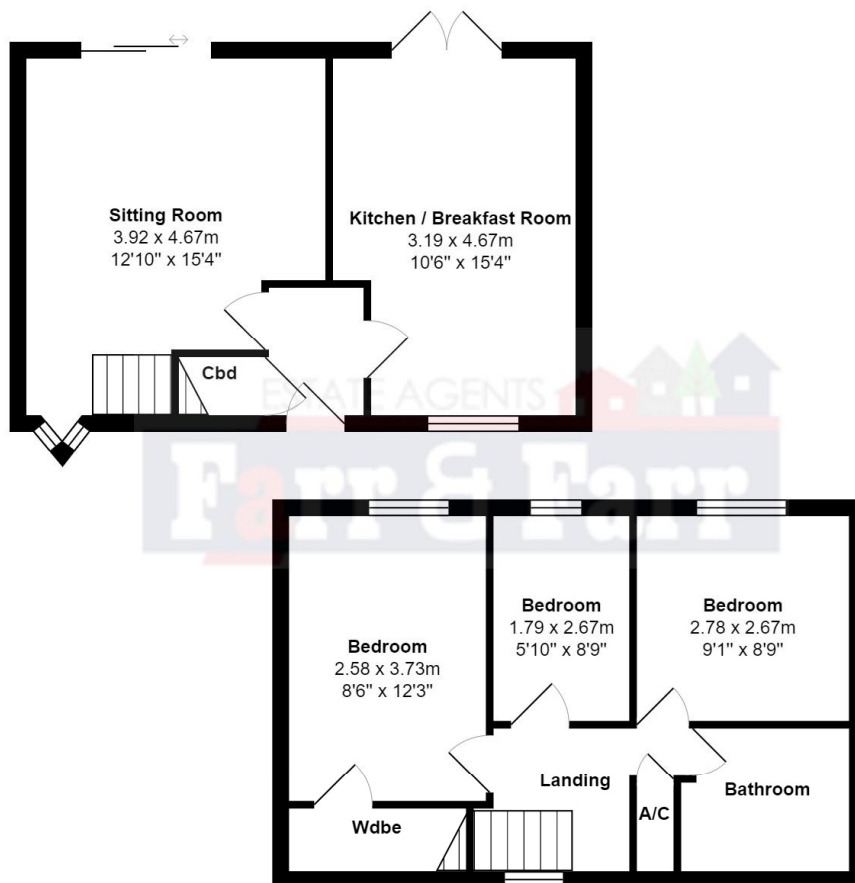
Up and over door. Power, light and personnel rear door.

AGENTS NOTE

COUNCIL TAX: C

EPC: D-57





Approx Total Area: 68.0 m² ... 732 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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