



90 Sandyleaze, Longlevens, Gloucester, Gloucestershire, GL2 0PX

£285,000

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Farr & Farr Sales Lettings 

**90 Sandyleaze, Longlevens,
Gloucester, Gloucestershire, GL2
OPX**

£285,000

A CHAIN FREE spacious and well-maintained family home located in the sought-after and convenient area of Sandyleaze.

The home features a welcoming entrance hall leading into a stylish living room with an attractive fireplace feature. The modern kitchen offers a range of wall and base units along with an integrated cooker and oven/hob. A separate dining area, accessible from both the living room and the kitchen, provides excellent flow and ease of movement throughout the ground floor living space. Upstairs, there are two generously sized double bedrooms, a well-proportioned single bedroom, and a recently updated family bathroom. Externally, the property benefits from driveway parking and enjoys a convenient location close to highly regarded grammar schools, local amenities, and excellent bus routes.

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COVERED PORCH

Upvc double glazed front door to:-

ENTRANCE HALL

Radiator. Double radiator. Laminate flooring. Staircase to landing under stairs storage.

KITCHEN 11' 1" x 10' 6" (3.38m x 3.20m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall units. Built-in double oven and electric hob with extractor hood. Tiled splashbacks. Plumbing for washing machine and dishwasher. Large window to the front. Space for fridge/freezer. Door to side lobby and door to:-

DINING ROOM 10' 0" x 9' 0" (3.05m x 2.74m)

Double radiator. Double doors to:-

SITTING ROOM 13' 4" x 12' 3" (4.06m x 3.73m)

Laminate flooring. Brick fireplace with coal effect gas fire. Coved ceilings. Double glazed French doors to terrace and garden.

SIDE LOBBY

Doors to both front and rear.

CLOAKROOM

Low level W.C.

OFFICE/WORKSHOP 15' 2" x 6' 9" (4.62m x 2.06m)

Window to the rear. Upvc double glazed door to the rear.

LANDING

Access to loft. Airing cupboard with Worcester gas fired central heating boiler.

BEDROOM 1 11' 6" x 10' 7" (3.50m x 3.22m)

Radiator. Wardrobe cupboard. Views over playing fields.

BEDROOM 2 12' 6" x 9' 7" (3.81m x 2.92m)

Wardrobe cupboard. Radiator. Views over playing fields.

BEDROOM 3 7' 0" x 8' 0" (2.13m x 2.44m)

Radiator. Wardrobe cupboard.

BATHROOM

White suite of panelled bath with Electric Mira shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator.

EXTERIOR

Front gardens, driveway with parking for two cars. Gravel with path to front door. Door to side lobby. Rear gardens are South Easterly backing and of a good size with full width terrace. Lawns with fencing to 2 sides and hedging to the third. Raised area of decking and lovely tree.

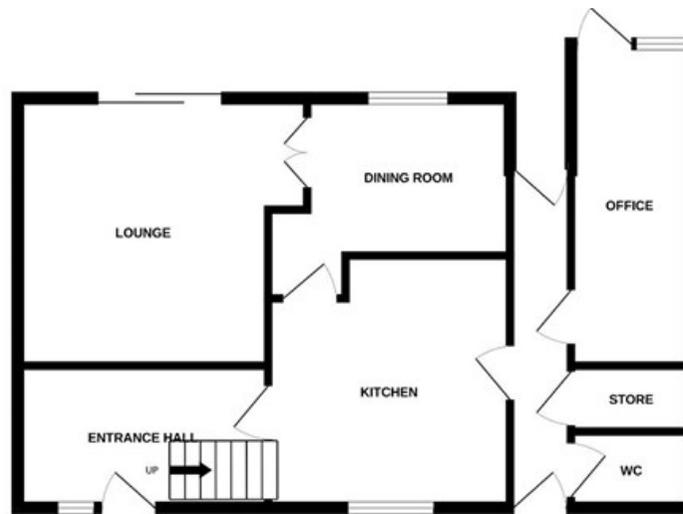
AGENTS NOTE

COUNCIL TAX: B

EPC: D-60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





1ST FLOOR



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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