



149 Elmbridge Road, Gloucester, GL2 0PQ

£349,950

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Farr & Farr Sales
Lettings

**149 Elmbridge Road, Gloucester,
GL2 0PQ**

£349,950

A GOOD SIZED 1930'S SEMI DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL ROAD

Elmbridge Road is a very popular residential road situated approximately 1 1/2 miles to the East of Gloucester city Centre. Some of the area's most sought after school's are within walking distance. Very good shopping is close by and access to Cheltenham and the M5 is only a short drive. Number 149 has been well looked after and improved in the current ownership and offers good sized family accommodation with the benefits to the exterior of a good drive to the front with ample parking, a carport to the side as well as a garage to the rear. The gardens are beautifully landscaped and have a Westerly aspect.

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ENTRANCE PORCH

UPVC double glazed double doors. Tiled floor. UPVC double glazed door to:-

ENTRANCE HALL

Radiator. Staircase to landing.

SITTING ROOM 12' 5" x 11' 2" (3.78m x 3.40m)

Stone fireplace with cupboard to either side. Radiator.

DINING ROOM 12' 7" x 11' 0" (3.83m x 3.35m)

Contemporary electric pebble fire and UPVC double glazed sliding doors to:-

CONSERVATORY 9' 0" x 9' 2" (2.74m x 2.79m)

High-quality flooring. Double radiator. Walls to both side. Window overlooking the garden. UPVC double glazed door.

KITCHEN 14' 8" x 8' 6" (4.47m x 2.59m)

Comprehensively fitted with inset one and a half bowl stainless steel sink unit set into timber worktops and overlooking gardens with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in oven and four ring electric hob with extractor hood. Built in washing machine and fridge and freezer. Inset ceiling spotlights. Understairs cupboard with vaillant gas fired central heating boiler. Shelving. Space for dryer. UPVC double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft. Overstairs cupboard.

BEDROOM 1 10' 6" x 12' 2" (3.20m x 3.71m)

Double radiator. Complete range of wardrobe cupboards with part mirrored doors.

BEDROOM 2 12' 0" x 11' 0" (3.65m x 3.35m)

Radiator. Shallow bay window to the front. Wardrobe cupboard.

BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

Radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment with tiled splashback and glazed screen. Pedestal wash hand basin. Low-level WC. Heated towel rail/radiator. Vinyl floor. Spotlights.

EXTERIOR

Front gardens laid to brick drive with parking for several cars with wall to one side and front and fencing to the other. Double doors to:-

Rear gardens, predominantly Westerly backing giving afternoon and evening sun with large area of terrace with gravel and pebble surrounds. Shrubs and bushes and continual path to decked area. Lawns with shrub bed borders to one side. Greenhouse and garden store. All enclosed by close boarding fencing.

CARPORT 13' 6" x 7' 10" (4.11m x 2.39m)

Up and over door. Brick paved base. Access to further parking and opening to:-

GARAGE

Up and over door to the front. Window and personnel door to the side.

WORKSHOP/GARDEN STORE

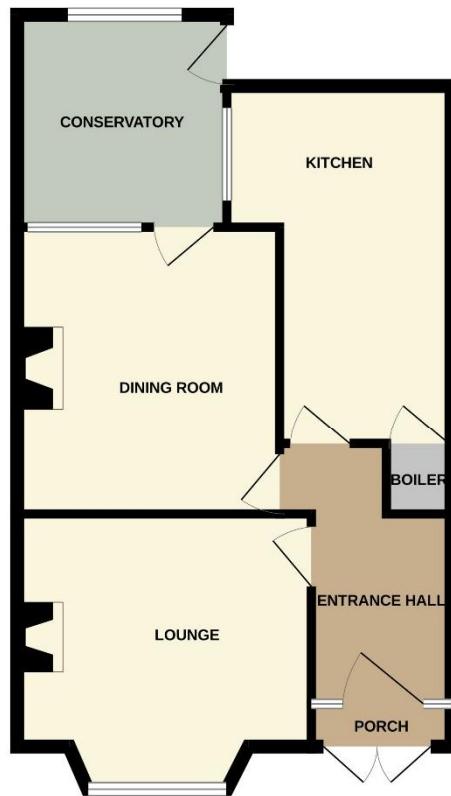
Power and light.

COUNCIL TAX: C

EPC: E-50



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 mis-statement. This plan is for general purposes only and should be used as such by any prospective purchaser. The service, 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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