



Farr & Farr

Sales
Lettings



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110 Sandyleaze, Longlevens, Gloucester, GL2 0PX

£275,000

Ref:LG24651

A BEAUTIFULLY PRESENTED THREE-BEDROOM, SEMI-DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL AREA.

Set in a popular location situated just off Elmbridge Road approximately 1.5 miles to the East of Gloucester City centre. Good local shopping and excellent schools are within easy reach, with Cheltenham and the M5 just a short drive away.

Number 110 has been beautifully upgraded in its current ownership and offers good sized family accommodation. The property comprises of a kitchen/breakfast room, sitting room with large bay windows, adjoining dining room with french doors to the garden. To the first floor there are three bedrooms and family bathroom. It has gas central heating throughout with a boiler installed in the last two years.



ACCOMMODATION

COVERED PORCH

Upvc double glazed front door with bevelled glass detail to:-

ENTRANCE HALL

Radiator. Staircase to landing.

KITCHEN/BREAKFAST ROOM 10' 9" x 9' 9" (3.27m x 2.97m)

Comprehensively fitted kitchen with inset 1.5 ceramic sink and drainer. Double eye level oven. Four ring electric hob with extractor fan. Part tiled splashbacks. Integrated fridge. Space for dishwasher. Plumbing for washing machine. Breakfast bar. Tiled floor. Inset ceiling spotlights. Double glazed window. Double glazed door to side with access to store and covered side area.

SITTING ROOM 13' 9" x 10' 8" (4.19m x 3.25m)

Bay window. Coal effect electric fire with surround. Radiator. Ceiling coving.

DINING ROOM 10' 8" x 10' 0" (3.25m x 3.05m)

Double glazed french doors to patio. Radiator.

FIRST FLOOR LANDING

Access to loft. Double glazed window.

BEDROOM 1 13' 9" x 10' 4" (4.19m x 3.15m)

Mirrored double wardrobes. Radiator. Double glazed window.

BEDROOM 2 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window. Radiator. Fitted wardrobe.

BEDROOM 3 9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window. Radiator. Single wardrobe.

BATHROOM

White suite of panelled bath with dual electric shower. Fully tiled splashbacks. Pedestal wash hand basin with cupboards below. Low level w.c. Vertical heated towel rail in stainless steel. LED mirror. Vinyl floor. Extractor fan. Shaving point. Double glazed window.

EXTERIOR

Beautiful rear gardens fully enclosed with fencing and hedging. Shrub bed borders. Paved terrace with path leading to a raised patio area with pergola. Access to store & covered side area.

STORE

Power and lighting. Low level W.C.

Note

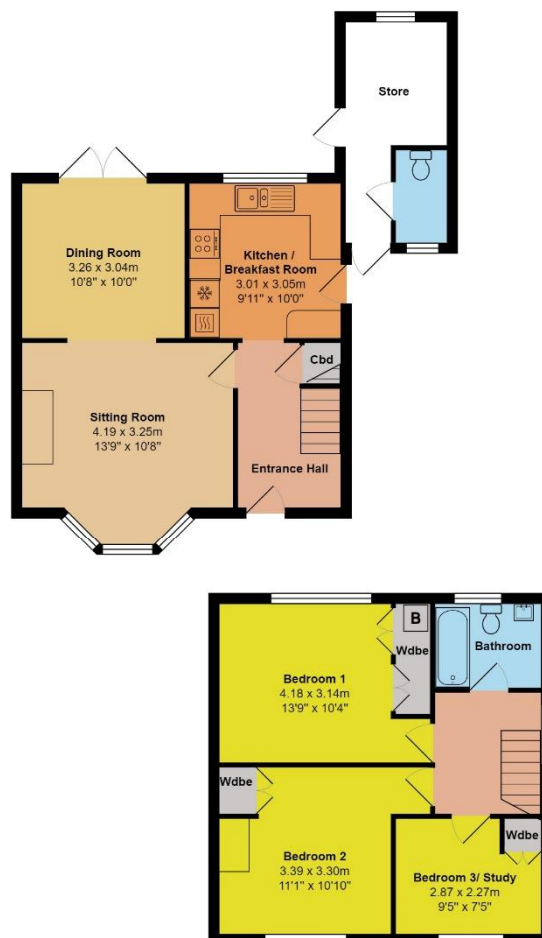
Windows and doors 2 years old.
5cm external insulation throughout.

AGENTS NOTE

EPC: C-72

COUNCIL TAX: B





Approx Total Area: 92.5 m² ... 995 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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