

ESTATE AGENTS



# Farr & Farr

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**PRICE: £650,000**

**REF: LG24132/JF**

**115 LANSDOWN ROAD  
GLOUCESTER  
GL1 3JF**



**AN IMPOSING AND INDIVIDUAL DETACHED FAMILY HOME IN ONE  
OF GLOUCESTER'S MOST POPULAR QUIET RESIDENTIAL ROADS**

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✉ office@  
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Gloucester GL3 3RT  
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☎ 01452 380444  
✉ longlevens@  
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☎ 01452 857421  
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Gloucester GL2 0JQ  
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## 115 LANSDOWN ROAD, GLOUCESTER

Lansdown Road is one of Gloucester's most popular treelined residential roads which is a cul de sac and therefore quiet. It is situated under a mile to the North East of Gloucester City centre, some of the areas best schools are within walking distance and Rugby on the doorstep. Similarly, Gloucester Royal Hospital. The University and the railway station are all within easy walking distance. Access to Cheltenham and the M5 are a very easy and convenient drive.

Number 115 has been cleverly and intelligently extended to offer highly practical and adaptable family accommodation. There are 6/7 bedrooms on the first and second floors as well as the options of 2/3 study's enabling home working and a beautifully fitted kitchen equipped with many duplicate appliances ideal for large family living. Additionally it is gas centrally heated with a mains pressure hot water system and is Upvc double glazed. To the exterior ample parking to the front and private level easily maintained rear gardens.

**SIX/SEVEN BEDROOMS: LARGE MASTER WITH ENSUITE: FAMILY BATHROOM: SHOWER ROOM: RECEPTION HALL AND CLOAKROOM: LARGE SITTING ROOM OPEN TO ADJOINING DINING ROOM: STUDY: BEAUTIFULLY AND COMPREHENSIVELY FITTED KITCHEN WITH DUPLICATION OF MOST APPLIANCES: ADJOINING LARGE UTILITY WITH WORKING SPACE AND SECOND CLOAKROOM: GROUND FLOOR PLAYROOM/STUDY: TOP FLOOR STUDY/BEDROOM SEVEN AND STUDY LANDING: GAS CENTRAL HEATING WITH MAINS PRESSURE HOT WATER SYSTEM: UPVC DOUBLE GLAZING: AMPLE OFF ROAD PARKING AND TURNING: VERY WELL MAINTAINED AND LEVEL REAR GARDENS:**

Lovely hardwood front door and part glazed to:-

### **ENTRANCE HALL:**

(Of a very good size). Parquet flooring. Double radiator. Staircase to landing. Double and single radiator.



**CLOAKROOM:**

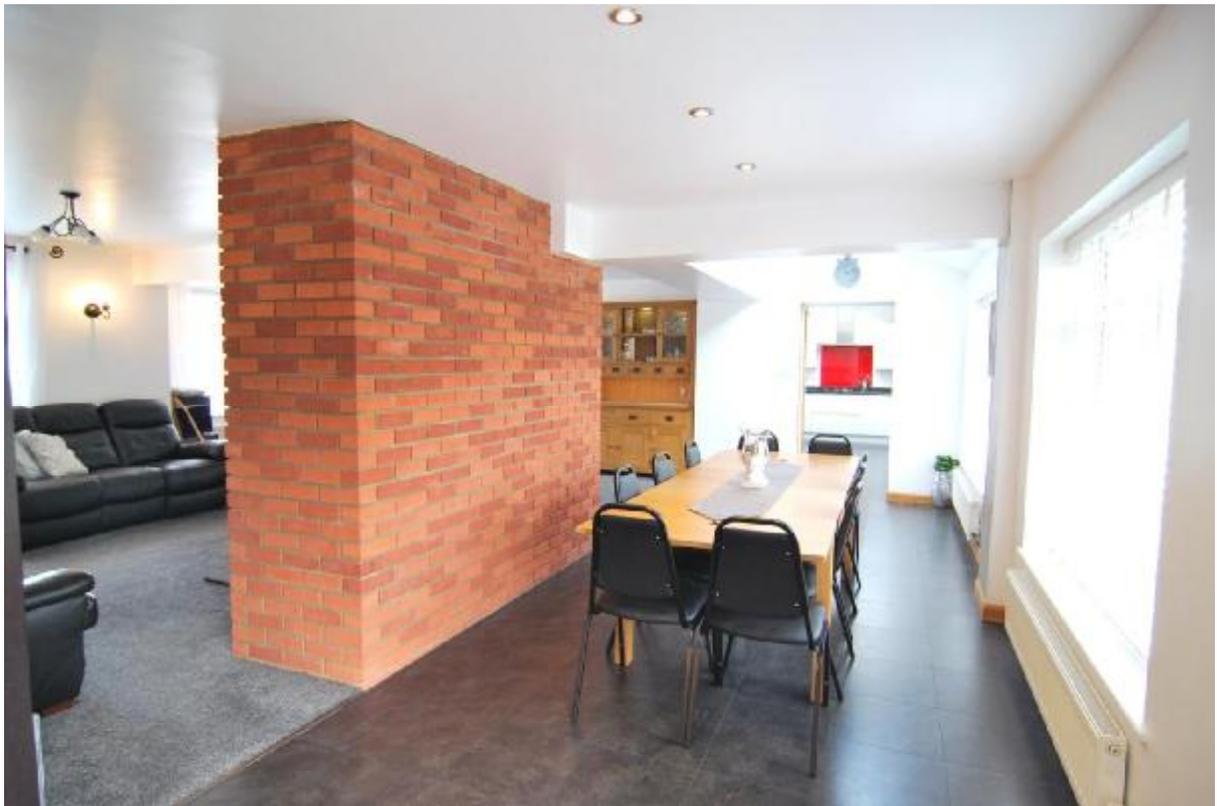
Beautifully finished with vanity unit with wash hand basin with cupboard below. Low level W.C. Half tiled walls. Stainless steel towel rail/radiator. Shaver point. Extractor fan. High quality flooring.

**OPEN PLAN SITTING/DINING ROOM:**

**SITTING ROOM: 23' x 17**

Two double radiators. Two windows to the front. Four wall light points. Large brick fireplace with beam with 7.5KW wood burning stove and openings to either side.





**DINING ROOM/SNUG: 22'4 x 8'8.**

High quality flooring. Inset ceiling spotlights. Two radiators. Two windows overlooking the garden. Double Upvc double glazed French doors to terrace. Wide arch to:-



**STUDY: 8'4 x 7'9.**

Radiator.



**KITCHEN/BREAKFAST ROOM: 16'6 x 18'.**

Beautifully and comprehensively fitted with white fronted units and dark worktops with inset 1 ½ bowl stainless steel sink unit with waste disposal unit and drawers below. Wall and base units with worktops. Two built in Zanussi double ovens with five ring gas hob, glazed back plate and stainless steel cooker hood. Separate microwave. Built in double fridge and double freezer. Stainless steel heated towel rail. Breakfast bar with seating for 3 / 4. Velux windows. Inset ceiling spotlights. 2 Built in dishwashers. Third fridge. Door to:-





**UTILITY: 18'6 x 7'7.**

Inset single drainer stainless steel sink unit set into worktops with cupboard below. Plumbing for 2 washing machines and dryer. Full height floor cupboards. Built in desk with drawers below. Double radiator. Shelved store cupboard. Spotlights. Window to the front. Glazed door to garden.

**CLOAKROOM 2:**

Low level W.C. Wash hand basin. Radiator. Part tiled walls. Shaver light.



**FIRST FLOOR:**

**LANDING:**

Inset ceiling spotlights. Coved ceiling. Staircase to second floor.

**BEDROOM 1: 19'6' x 16'6.**

Two radiators. Two dormer windows overlooking garden. Velux window to the front. Vanity unit with ceramic wash hand basin with drawers below.





**ENSUITE SHOWER ROOM:**

Double shower cubicle with stainless steel Mira controls and glazed sliding doors. Corner wash hand basin with cupboard below. Low level W.C. Part tiled walls. Tiled floor. Shaver point. Extractor fan. Stainless steel towel rail. Inset ceiling spotlights.



**BEDROOM 2: 11' x 10'4.**

Radiator.



**BEDROOM 3: 11' x 9'2.**

High quality flooring. Double radiator. Coved ceiling.



**BEDROOM 4: 10'6 x 9'7.**

Radiator. Wood stripped floor. Coved ceiling.



**BEDROOM 5: 11'1 x 7'.**

Double wardrobe cupboard/airing cupboard. Radiator. Shelving.



**BATHROOM:**

White suite of panelled bath with Mira stainless steel shower, glazed screen and fully tiled splashbacks. Vanity unit with wash hand basin, cupboards and drawers below. Low level W.C. ¾ tiled walls. Tiled floor. Vanity mirror with light and shaver point. Radiator/heated towel rail. Extractor fan.

**SHOWER ROOM:**

Fully tiled shower cubicle with Mira controls and screen. Low level W.C. Corner wash hand basin. ¾ tiled walls. Vinyl floor. Radiator.

**SECOND FLOOR:****LANDING:**

Velux window. Eaves storage.

**STUDY/LANDING: 11' x 10'4.**

Velux window to either side. Inset ceiling spotlights. Double radiator. Access to eaves storage. Laminated flooring. Arch to:-



**BEDROOM 6: 8'8 x 11'.**

Velux window to either side. Inset ceiling spotlights. Access to eaves storage. Access to Worcester gas fired central heating boiler. Large pressurised tank with double immersions.



**BEDROOM 7: 9'7 x 10'2.**

Laminated flooring. Inset ceiling spotlights. Velux to both sides. Radiator. Access to large eaves storage.



**CLOAKROOM:**

W.C. Wash hand basin. Fully tiled walls. Laminated flooring. Vertical heated towel rail. Stainless steel radiator. Extractor fan. Inset spotlights.

**EXTERIOR:**

Front gardens predominantly laid to macadam with driveway and parking and turning areas. Outside carriage light. Gated side access. Hedge borders.

Rear gardens of a good size with paved terrace. Outside security lights. Brick built garden store. Power and light. Doors to the front and window to the side. Recently laid area of significant decking, part banister with steps to lawns. Play area. Shrub bushes. Outside power and light. Fuel store. Electric car charging point. Virgin 200mB/s fibre to premises broadband





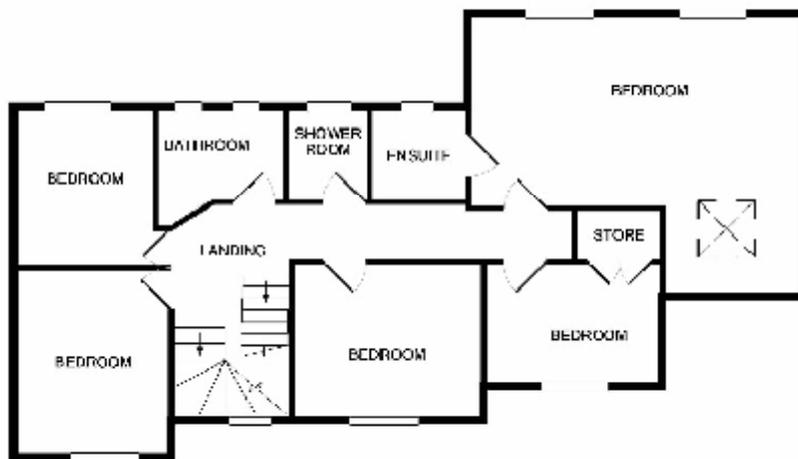
**EPC: C-69**

**AGENTS NOTE:**

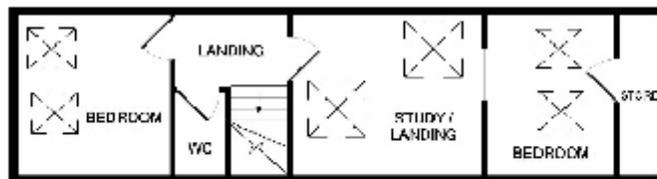
**All room sizes are approximate**



GROUND FLOOR  
APPROXIMATE  
AREA 117.00 SQ.  
(1088 SQ.M.)



FIRST FLOOR  
APPROXIMATE  
AREA 572.00 SQ.  
(5298 SQ.M.)



2ND FLOOR  
APPROXIMATE  
AREA 156.00 SQ.  
(1449 SQ.M.)

TOTAL APPROXIMATE FLOOR AREA 765.00 SQ. FT. (7085 SQ. M.)  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are not guaranteed. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. This is not a contract and should not be taken as such. It is subject to change without notice. For more information, please contact the agent.  
 Maitland Property Group

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**