



# Farr & Farr

Sales  
& Lettings



| 2



| 1



| 1



**14 Manor Park, Longlevens, Gloucester, GL2 0HG**

**£250,000**

Ref: LG24574

**A 1950'S BUILT SEMI DETACHED BUNGALOW IN A VERY POPULAR POSITION WITH GOOD SIZED GARDENS BUT IN NEED OF UPDATING**

Manor Park is a very popular cul de sac situated off Nine Elms Road approximately 2 miles to the East of the City centre. Good local shopping is close by and access to the M5 and Cheltenham are both within very easy reach. Number 14 is a 1950's built bungalow of good proportions and sits on an unusually wide plot allowing for significant potential for extension. Internally it is in need of upgrading throughout but benefits from double glazing, a wet room style shower room and electric heating.



## ACCOMMODATION

### ENTRANCE PORCH

Upvc double glazed front door to:-

### ENTRANCE HALL

Night storage heating. Access to loft with retractable ladder. Broom cupboard with consumer box. Airing cupboard with lagged copper cylinder.

### SITTING ROOM 13' 7" x 12' 2" (4.14m x 3.71m)

Tiled fireplace. Night storage heater.

### KITCHEN 10' 9" x 8' 9" (3.27m x 2.66m)

Inset 1 1/2 bowl single drainer stainless steel sink unit set into worktops with cupboards below. Wall cupboards. Part tiled walls. Vinyl floor. Night storage heater. Cooker control panel. Upvc double glazed door to the side.

### BEDROOM 1 11' 4" x 11' 9" (3.45m x 3.58m)

### BEDROOM 2 11' 2" x 8' 8" (3.40m x 2.64m)

Night storage heater.

### SHOWER ROOM

In a wet room style with Mira electric shower. Three walls fully tiled. Pedestal wash hand basin. Electric heated towel rail.

### SEPARATE W.C

Low level W.C.

### EXTERIOR

Front gardens of a good size with long drive and ample parking. Lawns with shrub beds. Wide area to the side allowing significant potential for extension opening to:-

Rear gardens again laid to lawns with central path and terrace. Enclosed by fencing. Outside lighting.

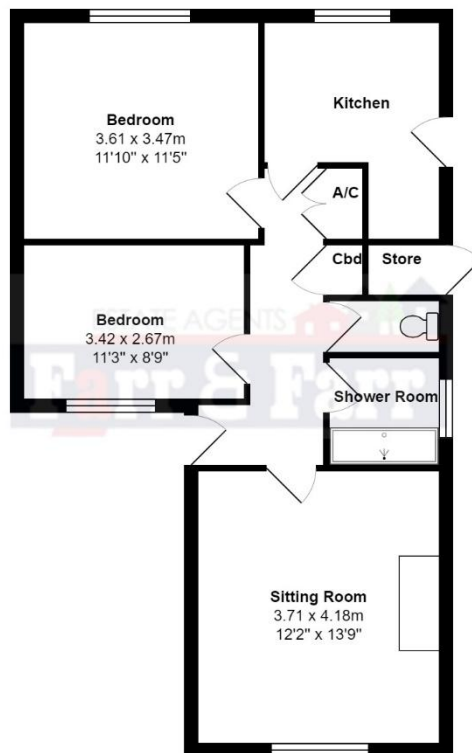
### AGENTS NOTE

COUNCIL TAX: C

EPC: E-43







Approx Total Area: 56.5 m<sup>2</sup> ... 608 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://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.

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance 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.

**Farr & Farr Longlevens** Tel: 01452 380444 Email: [longlevens@farrandfarr.co.uk](mailto:longlevens@farrandfarr.co.uk)