



24 Beechcroft Road, Longlevens, Gloucester, GL2 9HF

£290,000



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Gloucester, GL2 9HF**

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A WELL-PROPORTIONED SEMI-DETACHED
BUNGALOW BUILT IN THE 1950'S ON THIS
VERY POPULAR DEVELOPMENT.

Beechcroft Road is a very popular residential
road situated on the sought after Oxstalls
development just over a mile to the east of
Gloucester city centre, good shopping and
Longlevens facilities are all within easy reach
and access to Cheltenham and the M5 is a
short drive.

Number 24 has been in the same ownership
for many years & offers well planned
accommodation, with the additional benefits
of a third bedroom currently being used as a
second reception room. There is a large
conservatory across the rear of the property
which benefits from a utility area and also
overlooks the landscaped south packing
garden. It is double glazed and gas centrally
heated. To the exterior ample brick pavia
parking to the front and a garage to the rear.

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Entrance Hall

UPVC double glaze front door. Part panelled walls.
Access to loft. Telephone point. Alarm controls. Airing
Cupboard with factory lagged cylinder and immersion
heater.

Sitting Room 15' 7" x 10' 9" (4.75m x 3.27m)

Bay window to the front. Double radiator. Timber
fireplace. Two wall light points.

Kitchen 13' 1" x 7' 4" (3.98m x 2.23m)

Inset stainless steel sink unit with mixer taps. Wall &
base units with worktops. Cupboards and drawers
below. Cooker. Dishwasher. Fridge/freezer. Radiator.
Vinyl floor. Gas fire central heating boiler. Stable door to
drive.

Bedroom 1 10' 4" x 9' 8" (3.15m x 2.94m)

Radiator.

Bedroom 2 10' 7" x 7' 5" (3.22m x 2.26m)

Radiator.

Dining Room/ Bedroom 3 10' 6" x 9' 8" (3.20m x 2.94m)

Radiator. Two wall light points. Aluminium double
glazed sliding patio door to:-

Conservatory 18' 2" x 9' 0" (5.53m x 2.74m)

Vinyl flooring. Double radiator. UPVC double glazed
French doors to south backing garden. Roller blinds.
Utility area with worktop & cupboards above. Plumbing
for washing machine. Space for fridge.

Shower Room

Corner shower with multi jet stainless steel showers.
Glazed sliding doors. Corner vanity unit with wash hand
basin and cupboard and shelves below. Low-level WC.
Vinyl floor. Heated towel rail. Medicine cabinet with
pelmet lighting. Inset ceiling lights.

Front garden

Laid to brick pave drive and parking for several cars with
shrub beds and inside shared driveway to:-

Garage

Electric roller door. Power & light. Window.

Rear Garden

Gated side access. Hard landscape with a mixture of
black and red brick, and central stone terrace with bed
surrounds, all enclosed by close boarded fencing giving
a good deal of privacy.

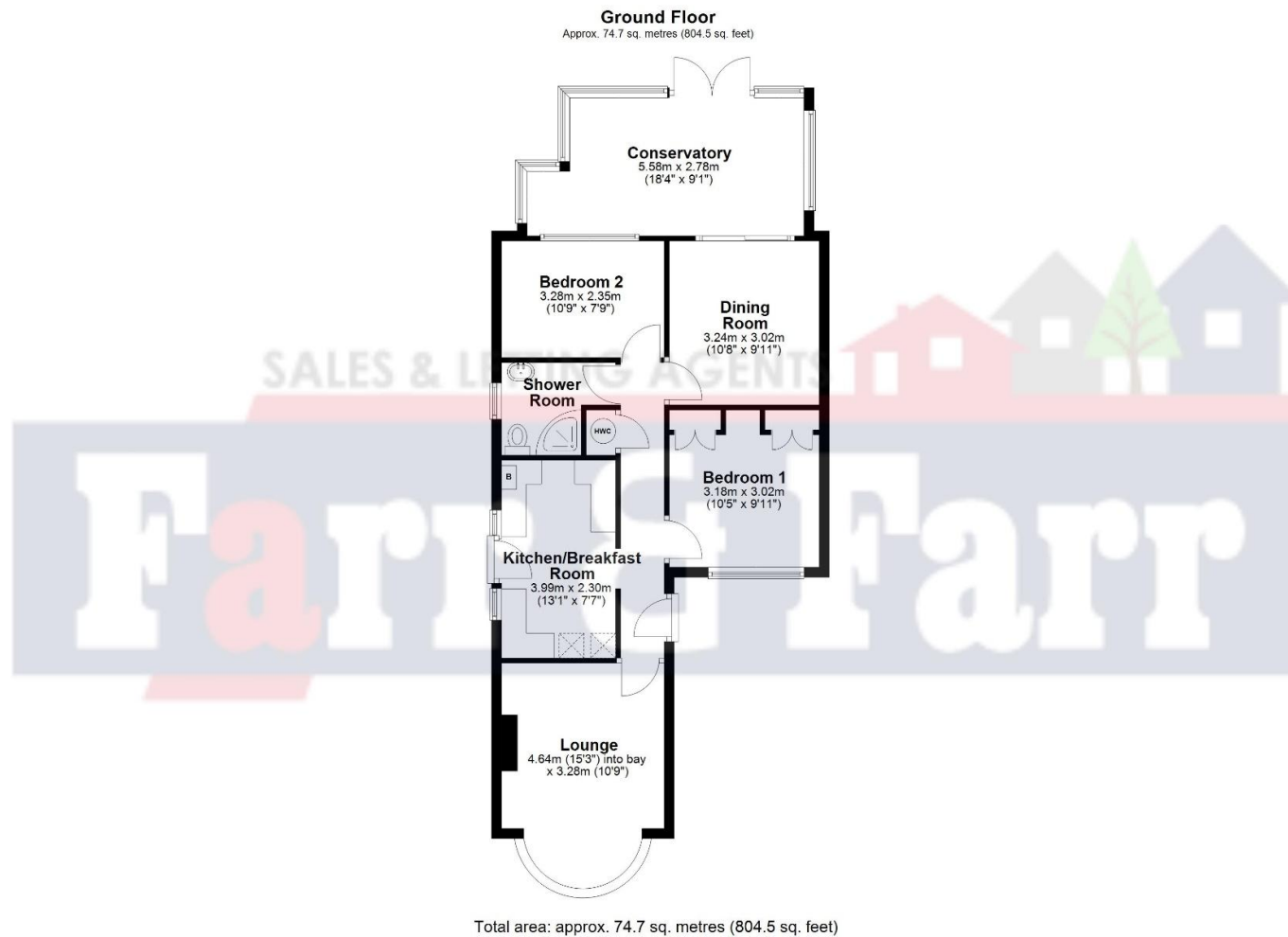
Agent Note

Council Tax: C

EPC: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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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