

**90 Sandyleaze, Longlevens, Gloucester, GL2 0PX****£257,500**

Ref: LG24669

**A GOOD SIZED SEMI DETACHED FAMILY HOUSE WITH LOVELY GARDENS BACKING ONTO PLAYING FIELDS**

Sandyleaze is a popular residential road, situated off the Elmbridge Road and Cheltenham Road, approximately 1 1 /2 mile to the East of Gloucester city centre. Good local shopping is close by, some of the schools are within walking distance and access to Cheltenham and the M5 is only a short drive .



## **COVERED PORCH**

Upvc double glazed front door to:-

## **ENTRANCE HALL**

Radiator. Double radiator. Laminate flooring. Staircase to landing. Understairs storage.

## **KITCHEN 11' 1" x 10' 6" (3.38m x 3.20m)**

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall units. Built in double oven and electric hob with extractor hood. Plumbing for washing machine and dishwasher. Large window to the front. Space for fridge/freezer. Door to side lobby and door to:-

## **DINING ROOM 10' 0" x 9' 0" (3.05m x 2.74m)**

Double radiator. Double doors to:-

## **SITTING ROOM 13' 4" x 12' 3" (4.06m x 3.73m)**

Laminate flooring. Brick fireplace with coal effect gas fire. Coved ceilings. Double glazed French doors to terrace and garden.

## **SIDE LOBBY**

Doors to both front and rear.

## **CLOAKROOM**

Low level W.C.

## **OFFICE/WORKSHOP 15' 2" x 6' 9" (4.62m x 2.06m)**

Window to the rear. Upvc double glazed door to the rear.

## **LANDING**

Access to loft. Airing cupboard with Worcester gas fired central heating boiler.

## **BEDROOM 1 11' 6" x 10' 7" (3.50m x 3.22m)**

Radiator. Wardrobe cupboard. Views over playing fields.

## **BEDROOM 2 12' 6" x 9' 7" (3.81m x 2.92m)**

Wardrobe cupboard. Radiator. Views over playing fields.

## **BEDROOM 3 7' 0" x 8' 0" (2.13m x 2.44m)**

Radiator. Wardrobe cupboard.

## **BATHROOM**

White suite of panelled bath with Electric Mira shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator.

## **EXTERIOR**

Front gardens, driveway with parking for two cars. Gravel with path to front door. Door to side lobby.

Rear gardens are South Easterly backing and of a good size with full width terrace. Lawns with fencing to 2 sides and hedging to the third. Raised area of decking and lovely tree. Timber garden store.

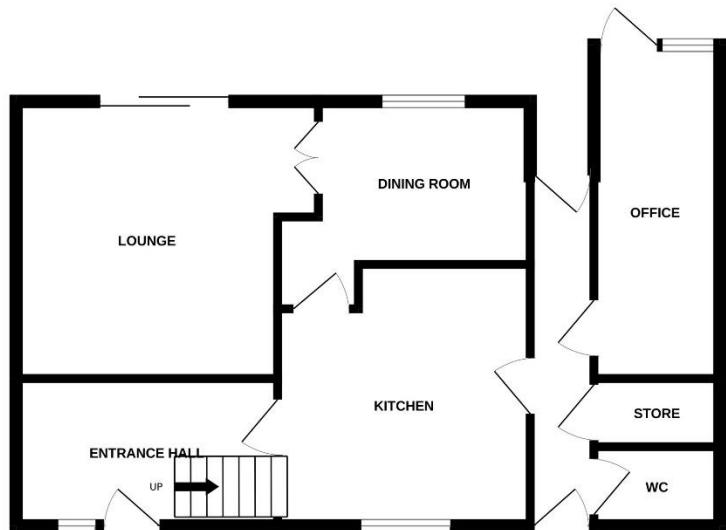
## **AGENTS NOTE**

COUNCIL TAX: B

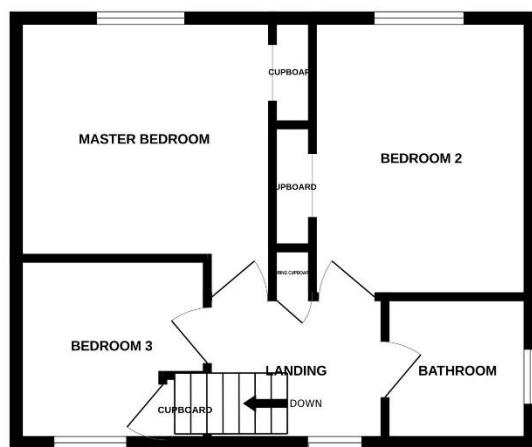
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GROUND FLOOR



1ST FLOOR



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