

ESTATE AGENTS



# Farr & Farr

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**PRICE: £227,500**

**REF: LG24135/JF**

**3 OAKLEAZE  
LONGLEVENS  
GLOUCESTER  
GL2 0LQ**



**A BEAUTIFULLY MAINTAINED SEMI DETACHED FAMILY HOME IN  
THIS POPULAR RESIDENTIAL AREA**

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Gloucester GL2 0JQ  
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**Churchdown:**

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Gloucester GL3 2ER  
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**Lettings:**

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### **3 OAKLEAZE, LONGLEVENS, GLOUCESTER**

Oakleaze is a very popular residential road situated off Elmleaze and Elmbridge Road approximately 1 ½ mile to the East of Gloucester City centre. Good local facilities are within easy walking distance and access to Cheltenham and the M5 is only a short drive.

Number 3 has been beautifully looked after and maintained in the current ownership and offers good sized accommodation with 2 bedrooms which could easily be converted into 3 as well as 2 reception rooms, a well fitted kitchen and 2 shower rooms. It is heated by gas and has double glazing throughout and to the exterior off road parking, ¾ garage and large level enclosed rear gardens.

**TWO GOOD BEDROOMS (COULD BE THREE): WELL FITTED SHOWER ROOM: SITTING ROOM: DINING ROOM: KITCHEN: GROUND FLOOR CLOAKROOM/SHOWER ROOM: ¾ GARAGE: AMPLE PARKING: LARGE LEVEL ENCLOSED REAR GARDENS:**

#### **STORM PORCH:**

Upvc double glazed front door to:-

#### **HALL:**

Staircase to landing. Radiator. Understairs cupboard with consumer box and meters.

#### **SITTING ROOM: 13' x 12'2.**

Fitted gas fire. Radiator. T.V point. Door to:-



**DINING ROOM: 9'5 x 9'3.**

Radiator. Double Upvc double glazed French doors to terrace and garden.



**KITCHEN: 10'2 x 9'6.**

Comprehensively fitted with inset 1 ½ bowl single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Built in Neff double oven and four ring Hygena hob. Built in fridge. Radiator. Larder cupboard. Upvc double glazed door to garage.





## **FIRST FLOOR:**

### **LANDING:**

Access to loft.

### **BEDROOM 1: 16'3 x 10'6.**

(Could be divided into 2). Complete range of 2 double wardrobe cupboards with central shelves and drawers. Radiator. 2 Windows to the front. Airing cupboard/wardrobe with gas fired central heating boiler.



### **BEDROOM 2: 12'2 x 9'.**

Radiator. Wardrobe and store cupboard.



**SHOWER ROOM:**

Very well fitted with corner shower with marbrex splashbacks. Aqualeaze stainless steel shower and sliding glazed doors. Wash hand basin with cupboards below. Low level W.C with concealed cistern. Radiator. Vinyl floor.

**EXTERIOR:**

Front gardens with good driveway with wrought iron gates and path to front door. Area of gravel with additional parking. Hedge to the front and fence to one side.

**GARAGE: 13'6 x 8'6.**

Plumbing for washing machine. Space for dryer and freezer. Door to garden.

**SHOWER ROOM/CLOAKROOM:**

Corner shower cubicle with marbrex splashback and Mira controls with glazed folding screen. Corner wash hand basin. Low level W.C.

Rear gardens are South Westerly facing with good area of paved terrace with large area of lawns. Bushes and trees. All enclosed by fencing. Outside tap.









**EPC: D-64**

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**