



335 Longford Lane, Gloucester – GL2 9ES
£399,500

Farr & Farr Sales & Lettings

335 Longford Lane

Gloucester, GL2 9ES

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

A SPACIOUS WELL MAINTAINED AND RECENTLY UPGRADED 1930'S SEMI DETACHED FAMILY HOUSE IN A HIGHLY CONVENIENT AND VERY POPULAR RESIDENTIAL POSITION

Longford Lane is a popular residential road situated 1 ½ mile to the north of Gloucester city centre. Some of the areas most sought after schools are close by and access to the northern bypass, Cheltenham and the M5 is only a short drive.

Number 335 has been the subject of recent and comprehensive upgrading and now offers good sized family accommodation. All three bedrooms are doubles, the bathroom and kitchen are beautifully fitted. To the exterior there is an unusual amount of parking to the front with double gates and south backing enclosed landscaped rear gardens.

- THREE DOUBLE BEDROOMS
- WELL FITTED BATHROOM
- SITTING ROOM
- DINING ROOM
- EXTENDED WELL FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PARKING FOR MULTIPLE VEHICLES





ENTRANCE PORCH

UPVC double glazed front door with leaded light and coloured glass detail. Quarry tiled floor. Glazed door with original leaded light and coloured glass side slips to:-

ENTRANCE HALL

Double radiator. Staircase to landing with deep understairs cupboard. Radiator.

SITTING ROOM

12' 6" x 12' 5" (3.81m x 3.79m)

Contemporary fireplace place with oak beam and woodburning stove. Bay window to the front with built-in blinds. Two double radiators. Coved ceilings. TV point. Wide arch to:-

DINING ROOM

11' 10" x 10' 8" (3.61m x 3.25m)

Radiator. Coved ceiling. Contemporary fireplace (closed) with timber beam. Double UPVC double glazed French doors to South backing terrace and garden.

KITCHEN

15' 6" x 7' 9" (4.72m x 2.36m)

Very comprehensively fitted with oak worktops with inset one and a half bowl single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in five ring Bosch gas hob with extractor hood. Built-in stainless steel and glass oven. Pan drawers. Spotlights. Worcester gas fired central heating boiler. Window overlooking the garden with built-in folding blinds giving privacy. Double glazed door to:-

UTILITY ROOM

14' 6" x 8' 4" (4.42m x 2.54m)

Power. Light. Plumbing for washing machine and door to garage.





FIRST FLOOR

LANDING

Flank window. Access to loft with retractable ladder.

BEDROOM 1

12' 7" x 12' 3" (3.83m x 3.73m)

Bay window to the front with built-in blinds. Two double radiators and third radiator.

BEDROOM 2

10' 10" x 12' 0" (3.30m x 3.66m)

Double radiator.

BEDROOM 3

8' 10" x 8' 0" (2.69m x 2.44m)

Radiator.

SHOWER ROOM

Comprehensively fitted with large shower cubicle with Mira controls with double stainless steel head and marble splashback with glazed screen. Vanity unit with wash hand basin and cupboard below. Low-level WC. Vinyl floor. Marbrex walls and ceiling. Vertical heated towel rail/radiator in a contemporary style. Extractor fan.

FRONT GARDEN

Of a very good size and approached by double five bar gates into large area of paved driveway with parking for multiple cars. Useful storage area. Hedges to the front and fencing to either the side.

REAR GARDEN

Outside power point and lighting. South backing, of a very good size and well landscaped with paved terrace and winding path. Good area of lawns and shrub beds to the side. Second area of stone paved terrace with substantial covered pergola with seating area and multiple lighting.

GARAGE

Single Garage

15' 6" x 8' 6". Up and over door. Light and shelving.

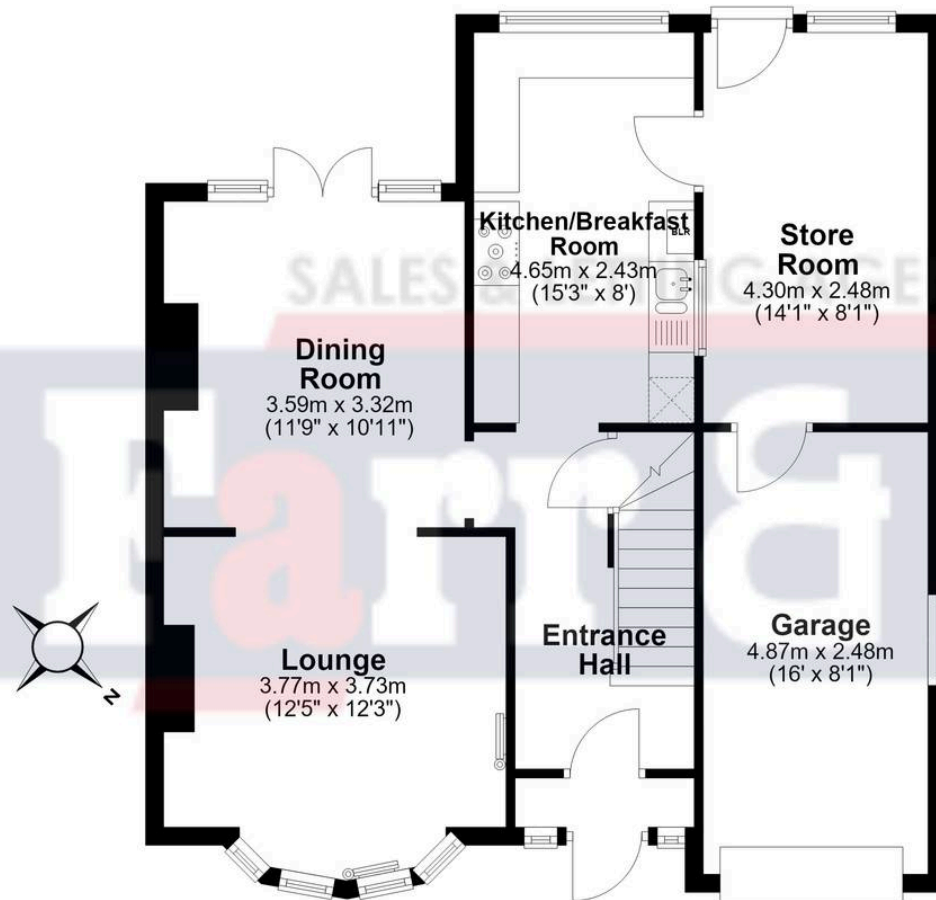
OFF STREET

SECURE GATED



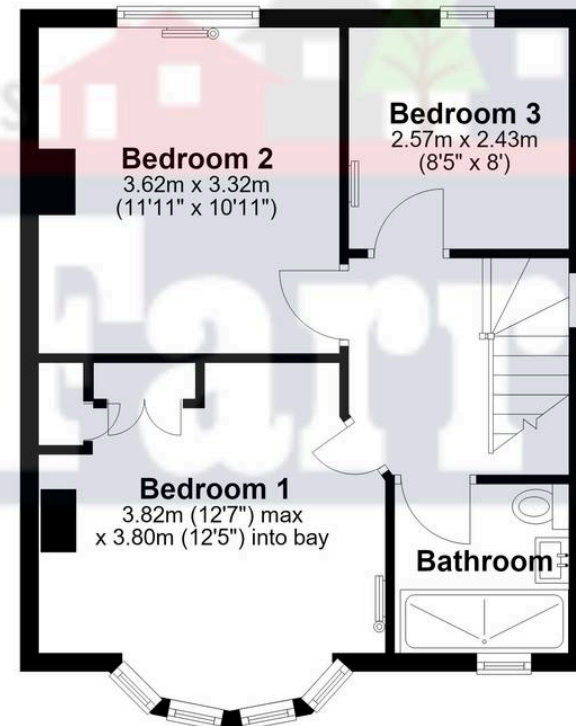
Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)
(excluding Store Room, Garage)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

Farr & Farr

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