



12 Lea Crescent, Longlevens, Gloucester,
GL2 0DU - £369,950

Farr & Farr Sales & Lettings

12 Lea Crescent

Longlevens, Gloucester, GL2 9DU

A VERY WELL MODERNISED AND EXTENDED 1930'S SEMI DETACHED HOUSE IN A POPULAR QUIET AND CONVENIENT POSITION

Lea Crescent is a very popular and quiet residential road situated just off Richmond Gardens and Brooklands Park. The heart of Longlevens is within walking distance and access to Gloucester with its Cathedral and Docks is only a short drive. Excellent local schooling is close by and Cheltenham and the M5 are both within easy reach.

Number 12 has been beautifully maintained and upgraded in the current ownership as well as being extended to the rear and now offers family accommodation in lovely condition throughout. Internally, there are three bedrooms, a sitting room to the front and an extended lounge/diner to the rear as well as a kitchen and a good sized hall. To the exterior there is ample parking to the front for three cars, a garage to the side and easily maintained good sized private gardens to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ENTRANCE PORCH

UPVC double glazed front door with leaded light and coloured glass detail to:-

ENTRANCE HALL

Boxed radiator. Turning staircase to landing with understairs cupboard.

SITTING ROOM

13' 3" x 10' 0" (4.04m x 3.05m)

Timber fireplace with pebble effect electric fire. Bay window to the front with radiator below. Coved ceiling. Wood strip floor. Two wall light points.

LOUNGE/DINER

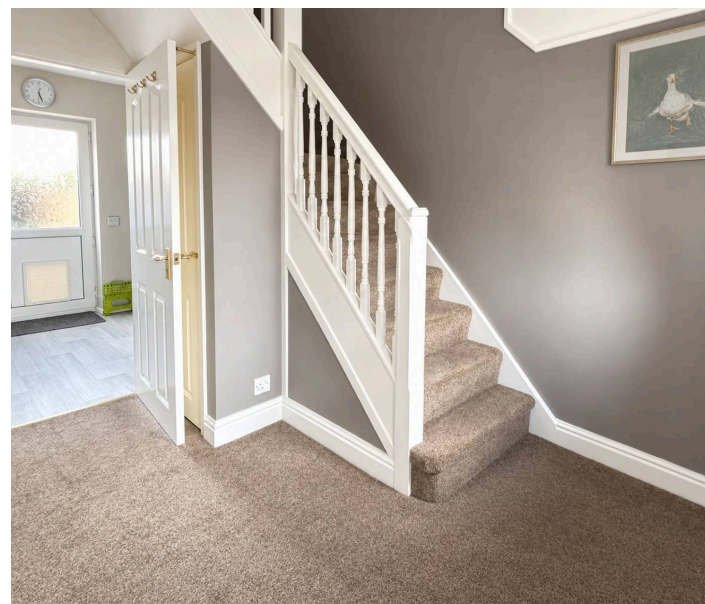
22' 0" x 9' 10" (6.71m x 3.00m)

Wood stripped floor. Coved ceiling. Double and single radiators. TV point. Double UPVC double glaze doors to terrace and garden with window to the side.

KITCHEN

6' 7" x 8' 3" (2.01m x 2.52m)

Well fitted with inset single drainer stainless steel sink unit and contemporary mixer taps with cupboards below. Oak worktops. Part tiled walls. Vinyl floor. Wall cupboards and base units. Built-in stainless steel and glass fronted oven with four ring induction hob, glazed back plate and cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge. Underfloor heating with thermostat. Built-in microwave. Inset ceiling spotlights. Wall thermostat. UPVC double glazed door to rear gardens.





FIRST FLOOR

LANDING

BEDROOM 1

13' 8" x 10' 0" (4.17m x 3.05m)

Bay window to the front. TV point. Double radiator.

BEDROOM 2

10' 0" x 10' 8" (3.05m x 3.25m)

Double radiator. Airing cupboard housing Worcester gas fired central heating boiler with shelving and store cupboard above.

BEDROOM 3

8' 6" x 6' 9" (2.59m x 2.06m)

Double radiator.

SHOWER ROOM

Of a good size. Fully tiled walls. Tiled floor. Large shower cubicle with double headed stainless steel controls. Vanity unit with wash hand basin set into worktops with cupboards below. Low-level WC with concealed cistern. Underfloor heating with wall thermostat. Vertical heated towel rail/radiator in stainless steel. Extractor fan. Access to loft.



FRONT GARDEN

Front gardens laid to parking with space for 2/3 cars with sleeper borders and lawns. Hedge to the front giving a good deal of privacy.

REAR GARDEN

Rear gardens of a good size with large area of paved terrace. Sleeper borders and lawns. All enclosed by close boarded fencing offering a high degree of privacy. Outside light and tap with large area of paved terrace. Sleeper borders and lawns. All enclosed by close boarding fencing offering a high degree of privacy. Outside light and tap.

GARAGE

Double Garage

Up and over door. Light and gated side access to rear gardens

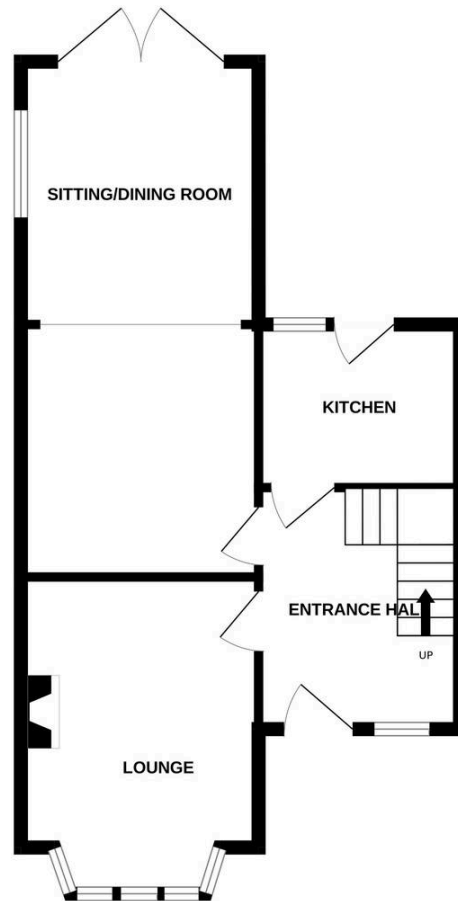
DRIVEWAY

ON STREET

EV CHARGING



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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