



Flat 12, The Willows Lansdown Road, Gloucester

GL1 3LA - In Excess of £160,000

Farr & Farr Sales Lettings

Flat 12

The Willows Lansdown Road, Gloucester,
GL1 3LA

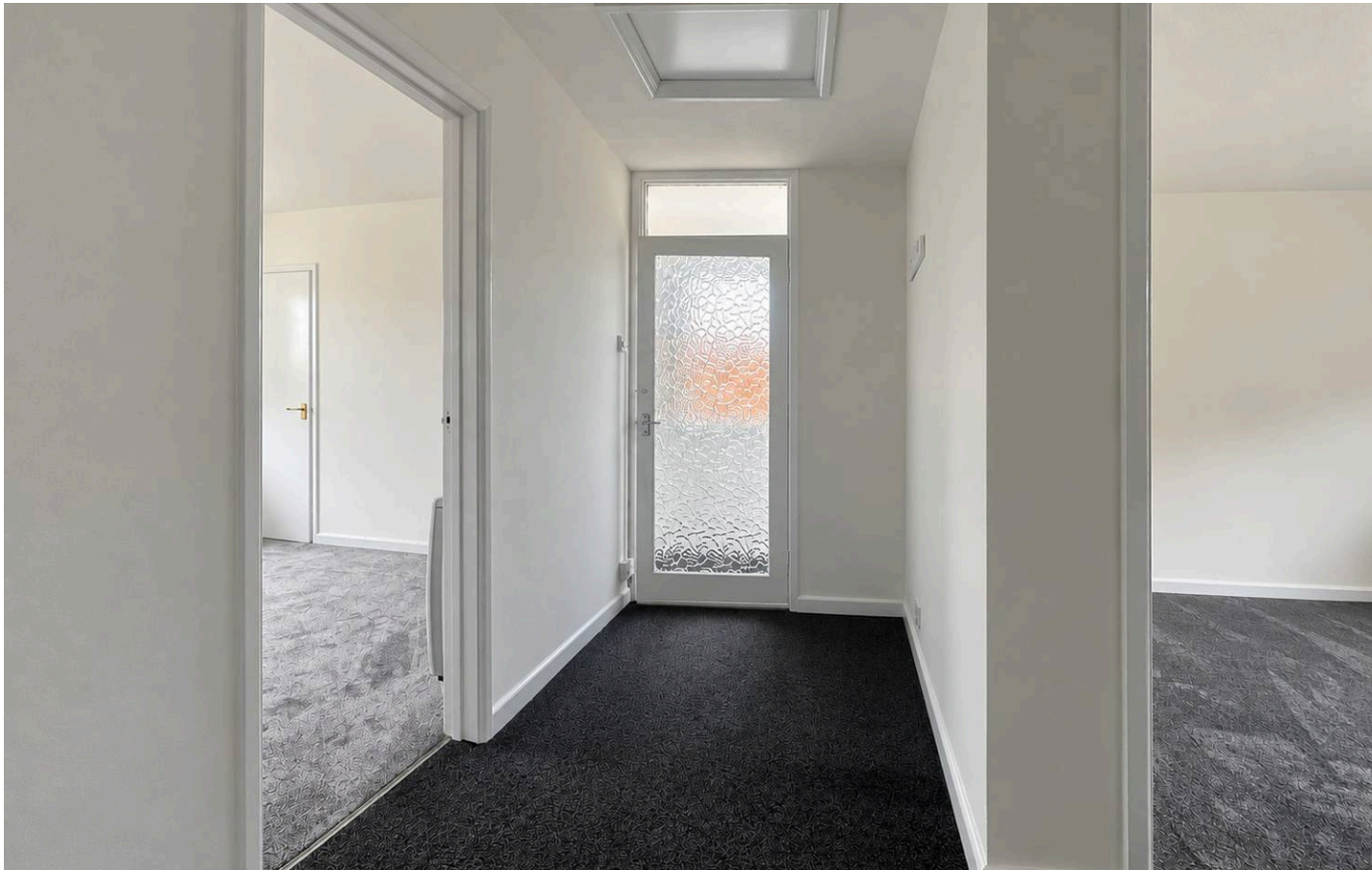
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- FIRST FLOOR OVER 55'S MASONETTE
- NO CHAIN
- TWO DOUBLE BEDROOMS
- NEWLY FITTED CARPETS
- GARAGE
- OFF ROAD PARKING
- BEAUTIFUL COMMUNAL GARDENS
- SHOWER ROOM WITH SEPERATE WC
- NEWLY FITTED KITCHEN AND COOKER





Entrance

Approached via Upvc double glazed front door. Stairs leading to landing.

Landing

Upvc double glazed window to side. Storage cupboards. Central heating thermostat.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

A range of wall and base units with roll edge work tops. Ceramic sink and drainer. Brand new oven and electric hob with extractor fan. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Upvc double glazed window to front. Vinyl floor.

Lounge/Diner

16' 6" x 11' 3" (5.03m x 3.43m)

Upvc double glazed windows to rear. Television point. Electric radiator.

Bedroom 1

12' 9" x 10' 2" (3.89m x 3.10m)

Upvc double glazed windows to rear. Storage cupboard. Electric radiator.

Bedroom 2

9' 6" x 8' 5" (2.90m x 2.57m)

Upvc double glazed window to front. Electric radiator.

Shower Room

Shower cubicle. Pedestal wash hand basin. Electric radiator. Tiled walls. Upvc frosted double glazed window.

Cloakroom

Low level wc. Partly tiled walls. Electric heater. Upvc frosted double glazed window.

Garage

Up and over door. Power. 1 Parking space.

Communal Garden Beautifully maintained gardens mainly laid to lawn with areas of shrub beds. Mature trees. Small terrace area.





Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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