

ESTATE AGENTS



Farr & Farr

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PRICE: £250,000

REF : LG23871/JF

**69 PAYGROVE LANE
LONGLEVENS
GLOUCESTER
GL2 OBQ**



**A GOOD SIZED SEMI DETACHED HOUSE IN A VERY POPULAR
RESIDENTIAL POSITION**

City Centre:

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Lettings:

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69 PAYGROVE LANE, LONGLEVENS, GLOUCESTER

Paygrove Lane is a good residential road situated just outside the centre of Longlevens approximately 2 miles to the East of Gloucester city centre. Excellent shopping and good schools are within very easy reach and access to Cheltenham and the M5 is only a short drive.

Number 69 offers good sized light accommodation but is in need of some internal refurbishment. To the exterior is off road parking, a god sized garage and large Westerly backing gardens

**3 GOOD BEDROOMS: BATHROOM: SITTING ROOM: KITCHEN/DINER:
CONSERVATORY: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: OFF
ROAD PARKING: GARAGE: WESTERLY BACKING GARDENS OF A GOOD
SIZE:**

ENTRANCE HALL:

Upvc double glazed front door with wide slide slip. Double radiator. Staircase to landing.

SITTING ROOM: 15'4 x 13'6

Double radiator. Tiled fireplace with gas fire. T.V and telephone points. Recess with understairs store cupboard. Door to:-





KITCHEN/DINER: 15'3 x 9'9

Inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Plumbing for washing machine. Space for cooker. Space for fridge. Breakfast area with double radiator. Half glazed door to:-





CONSERVATORY: 14'6 x 11'.

Tiled floor. Upvc double glazed door to garden. Door to garage.



CLOAKROOM:

Low level W.C.

FIRST FLOOR:

LANDING:

Access to loft.

BEDROOM 1: 15'3 x 10'.

Double radiator.



BEDROOM 2: 10'4 x 8'6.

T.V point. Cupboard housing gas fired central heating boiler. Dimmer switch.



BEDROOM 3: 10'4 x 6'7.



BATHROOM:

White suite panelled bath with mixer taps and shower attachment with separate Mira shower. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator.

EXTERIOR:

Front gardens with driveway. Parking for 2 cars. Walls with shrub bed borders.

GARAGE: 20' x 8'2

Up and over door. Power and light. Window to the rear.

Rear gardens of a good size and South Westerly backing. Laid to lawns with shrub beds and borders. Vegetable area. Greenhouse. Enclosed by fencing.

EPC: TBC

NOTE:

All room measurements are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT

