

ESTATE AGENTS



# Farr & Farr

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**PRICE : £535,000**

**REF : LG23929/DW**

**51 OLD CHELTENHAM ROAD  
LONGLEVENS  
GLOUCESTER  
GL2 0AN**



**A WELL EXTENDED AND BEAUTIFULLY PRESENTED  
DETACHED PERIOD PROPERTY IN THE HEART OF  
LONGLEVENS**

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## **51 OLD CHELTENHAM ROAD, LONGLEVENS, GLOUCESTER**

This property has been updated by the current owners and offers a fantastic family home. Comprising of living room and sitting room a large kitchen diner, utility, downstairs cloak room and an office.

While upstairs there are 4 good sized bedrooms, ensuite to master and a large family bathroom.

Close to local amenities including doctor's surgery and library as well as shops.

In close proximity to excellent local schools and only a short drive to the M5.

**DETACHED: 4 BEDROOMS: TWO RECEPTION ROOMS: KITCHEN/  
DINER: APPROX 180FT GARDEN: GARAGE: DOUBLE GLAZING:  
GAS CENTRAL HEATING: PARKING FOR 5+ VEHICLES:**

UPVC glazed front door to :

### **ENTRANCE HALL:**

Engineered oak flooring. Radiator.

### **FAMILY ROOM : 14'8 X 11'11**

Large double-glazed bay window to the front. Radiator. Carpet. Tv Point. Picture rails.





**LIVING ROOM : 14'6 x 12'0**

Large double-glazed bay window to front. Carpet. Radiator. Tv Point. Beautiful open fireplace. Picture rails.



**KITCHEN/ DINER : 18'8 x 12'0.**

Beautifully presented range of wall and base units with wooded countertop and tiled splash back. Fitted range cooker. Integrated dishwasher. Belfast undercounter sink with mixer tap. Space for fridge freezer. Tiled flooring. Double glazed window to rear garden. Radiator. Spotlights.



**UTILITY : 11'3 X 7'10**

Wall and base units. Stainless steel sink and drainer with mixer tap. Integrated fridge. Space for washing machine and tumble dryer. UPVC partially glazed door to rear garden and double-glazed window. Storage cupboard. Laminate flooring. Radiator.



**OFFICE : 6'11 X 5'1**

Double glazed window to rear. Radiator. Laminate flooring.



**DOWNSTAIRS CLOAKROOM:**

Double glazed window. Low level toilet. Handwash basin. Radiator.

Stairs to:-

**FIRST FLOOR:**

**LANDING :**

Carpet. Access to boarded loft. Radiator.

Doors to :



**MASTER BEDROOM: 13'5 X 11'5**

Large double glazed window. Vaulted ceiling. Carpet. Tv point. Two large fitted mirror wardrobes. Access to:-





**ENSUITE:**

Enclosed glass with mixer shower. Low level toilet. Hand wash basin. Towel radiator. Tiled flooring.

**BEDROOM 2 : 11'5 x 11'11.**

Double glazed window to front. Carpet. Radiator. Tv point.



**BEDROOM 3 : 11'5 X 11'11.**

Double glazed window to front. Carpet. Radiator. Tv point. Large mirrored fitted wardrobes.



**BEDROOM 4 : 12'2 X 6'5**

Double glazed window. Radiator. Carpet. Tv point. Fitted furniture which can stay.





**BATHROOM :**

Double glazed velux window. Bath with shower overhead. Tiled surround, with glass shower door. Low level toilet. Hand wash basin with vanity unit. Towel radiator. Tiled flooring.



**EXTERIOR :**

**FRONT GARDENS :**

Gravel driveway for parking of up to 5+ vehicles. Access to the garage via side gates with further possible parking or storage for a motorhome or caravan.



**REAR GARDENS :**

Approx. 180ft garden offering ample space. Sandstone slabbed patio area. Mainly laid to lawn with mature shrub border. Two substantial sheds as well as a summer house with electric. Small orchard at the very bottom with apple trees.





**EPC RATING : E-50**

**NOTE :**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.**