

ESTATE AGENTS



Farr & Farr

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PRICE : £275,000

REF : LG23488/JF

**13 RODNEY CLOSE
LONGLEVENS
GLOUCESTER
GL2 9DG**



**A GOOD SIZED SEMI DETACHED BUNGALOW
ON A LARGE TRIANGULAR PLOT WITH AN IMAGINATIVE
AND SUBSTANTIAL EXTENSION**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

13 RODNEY CLOSE, LONGLEVENS, GLOUCESTER, GL2 9DG

Rodney Close is a small cul-de-sac situated just off Oxstalls Drive in this popular 1950's development. Gloucester city centre is approximately a mile to the east, good local shopping, transport, the M5 motorway and Cheltenham are all close by.

The property has been modernised and cleverly extended in the last four years and offers imaginative accommodation that benefits include three bedrooms, a well fitted kitchen / breakfast room to the rear that adjoins a UPVC conservatory and to the exterior a recently built detached garage with remote-control roller door with power, light and windows. The gardens are to the side and rear of the property of a good size and very private.

**3 BEDROOMS; SHOWER ROOM; SITTING ROOM;
KITCHEN / BREAKFAST ROOM;
GOOD SIZED UPVC CONSERVATORY;
GAS CENTRAL HEATING WITH RECENT BOILER;
UPVC DOUBLE GLAZING; LARGE NEWLY BUILT 19' x 11'
DETACHED GARAGE ; AMPLE PARKING;
ATTRACTIVE LEVEL PRIVATE GARDENS**

ENTRANCE HALL :

UPVC double glazed front door. Access to loft with retractable ladder. Boxed radiator. Broom cupboard with gas fired central heating boiler.

SITTING ROOM : 15'2 x 11'3.

Bay window to the front. Adam style fireplace with marble backplate. TV point. Radiator.



KITCHEN / BREAKFAST ROOM : 10'4 x 10'1.

Recently and comprehensively fitted with one and a half bowl sink unit with mixer taps and single drainer. Built-in stainless steel and glass fronted oven with four ring electric hob and extractor hood. Wall and base units with worktops and tiled splashbacks. Vinyl floor. Double radiator. Space for fridge freezer. Spotlights. UPVC double glazed double doors to :



CONSERVATORY : 9'8 x 9'4.

Radiator. Vinyl floor. Double UPVC double glazed doors to terrace and garden.



BEDROOM 1 : 11'2 x 11'4.

Triple wardrobe cupboard with sliding doors (one mirrored). Double radiator.



BEDROOM 2 : 9'1 x 9'7.

Double radiator.

BEDROOM 3 : 9'9 x 6'.

Double radiator. Shelved cupboard.

SHOWER ROOM :

Large shower cubicle with Triton electric shower. Fully tiled splashbacks and glazed sliding screen. Wash hand basin. Low-level WC. Vertical heated towel rail / radiator in stainless steel. Fully tiled walls. Tiled floor. Space and plumbing for washing machine. Shelved store cupboard above.

EXTERIOR :

FRONT GARDENS :

Macadam drive and additional parking with good area of lawns with shrub beds and bushes. Further parking.

LARGE DETACHED GARAGE : 19'2 x 11'4.

Electric remote-controlled up and over door. Power and light. Windows. Personnel door to garden.

REAR GARDENS :

Of a very good size and private. Gravel terrace. Lawns with rockery, shrub and rose beds. Additional area of lawn gardens again with paved and gravel terrace. 2 garden stores. Outside tap and security light. Enclosed by close boarded fencing. Outside power. Pond with pump and waterfall.



EPC RATING : TBC

NOTE :

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.