



35 The Triangle, Longlevens, Gloucester
GL2 0NF £325,000

Farr & Farr Sales Lettings &

35 The Triangle

Longlevens, Gloucester, GL2 0NF

A very good sized and well built semi detached house in a popular quiet position overlooking the green

Number 35 offers good size accommodation with the benefits of three double bedrooms and two separate reception rooms as well as a well fitted kitchen and utility room. It is heated by gas, has double glazing throughout and to the exterior, ample parking to the front and very good sized un-overlooked rear gardens

The Triangle is a popular and very quiet no through road overlooking a green situated just 1 mile to the East of Gloucester city centre. Access to all the local facilities is close by, Cheltenham and the M5 is only short drive.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Hall

UPVC double glazed front door. Staircase to landing with understairs cupboard. High-quality flooring.

Sitting room

13' 1" x 10' 10" (3.99m x 3.30m)

Radiator. TV point. UPVC double glazed sliding patio doors to garden.

Dining room

10' 10" x 10' 0" (3.30m x 3.05m)

Radiator.

Kitchen

13' 0" x 8' 0" (3.96m x 2.44m)

Well fitted with wall and base units with fitted sink. Electric oven and hob with extractor hood.

Radiator. Part tiled walls. Down lighting. Coving. Window to the front and to the side. Arch to dining room and door to utility room.

Cloakroom

Low-level WC. Wash hand basin. Part tiled walls.

Landing

Access to loft.

Bedroom one

12' 0" x 10' 10" (3.66m x 3.30m)

Radiator. Store cupboard.

Bedroom two

10' 1" x 10' 10" (3.07m x 3.30m)

Radiator. Airing cupboard with combination boiler. Built-in wardrobes.

Bedroom three

9' 9" x 9' 0" (2.97m x 2.74m)

Radiator.

Bathroom

Built-in shower cubicle. Low-level WC. Wash hand basin. Tile walls. Spotlights. Radiator. Towel rail.



FRONT GARDEN

Predominantly laid to gravel with path to either side giving ample parking.

REAR GARDEN

Of a good size and South Westerly backing, area of paving with good area of lawns. Useful shed. Flower and shrub bed borders.

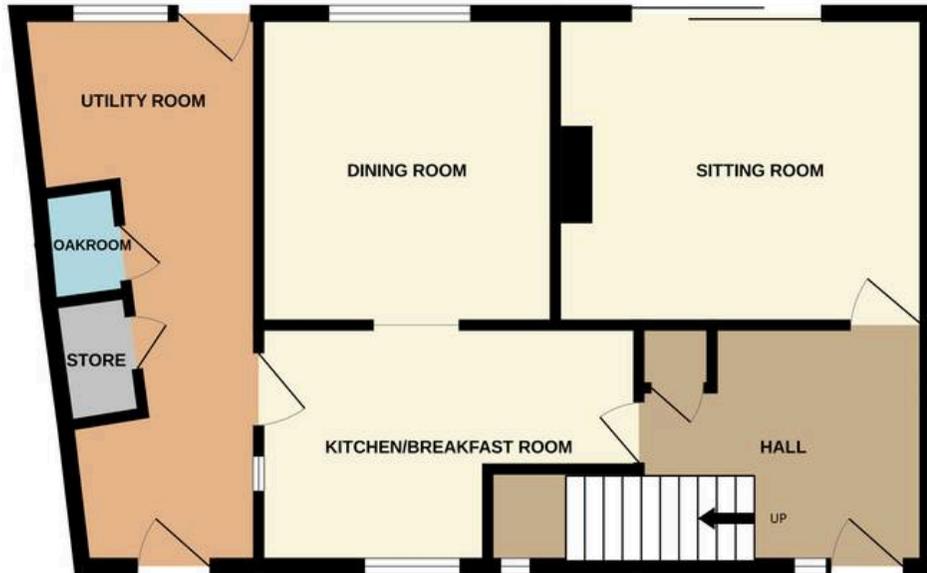
DRIVEWAY

1 Parking Space

Ample Parking



GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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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