



**5 Rodney Close, Gloucester, GL2 9DG**

**Offers Over £350,000**

Welcome to Rodney Close, Longlevens, Gloucester - a charming quiet location for this delightful semi-detached family home boasting three double bedrooms, a substantial garden and off road parking.

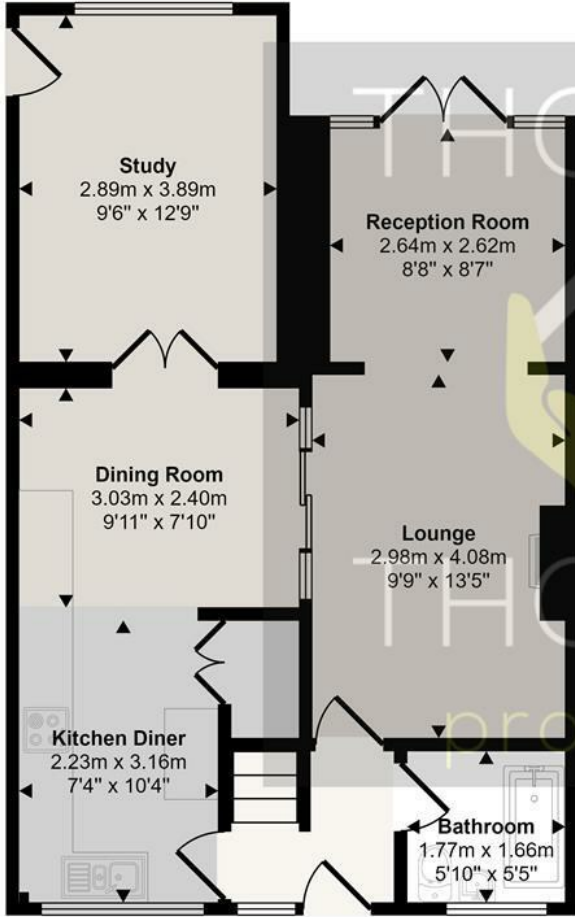
The property has been extended by the current owners to create ample living space. This includes and kitchen / diner, office space, downstairs shower room, good sized lounge with log fire. Upstairs there a three double bedrooms and a family bathroom with shower.

Outside is an impressive garden plot offering patio space and grassed area, ideal for a growing family. To the front of the house is off road parking for at least two cars.

- Three Double Bedrooms
  - Semi Detached
- Extended Family Home
  - Two Bathrooms
  - Off Road Parking
  - Substantial Garden



Approx Gross Internal Area  
102 sq m / 1097 sq ft



**Ground Floor**  
Approx 57 sq m / 611 sq ft



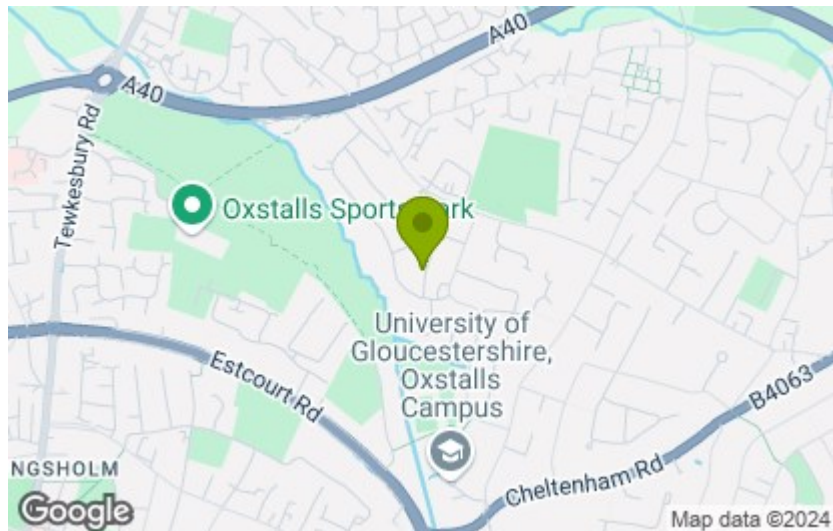
**First Floor**  
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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