



## 19 Rodney Close

Longlevens, Gloucester, GL2 9DG

**£265,000**



We are delighted to present this charming two-bedroom semi-detached bungalow, located in a quiet cul-de-sac in the highly desirable residential area of Longlevens. This property is being offered chain-free, providing an excellent opportunity for those looking to move without delay.

The accommodation comprises of: Entrance hallway, lounge, two bedrooms, kitchen, wet room & conservatory. Outside to the rear is an enclosed garden while to the front we have off road parking for two vehicles.



### Entrance Hallway

Approached via Upvc double glazed front door, power points, radiator, access to loft via hatch, doors to all rooms.

### Lounge 14'6 x 10'10 (4.42m x 3.30m)

Upvc double glazed bay window to front, television point, radiator, power points.

### Kitchen 9'3 x 8'5 (2.82m x 2.57m)

Upvc double glazed windows to side, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, power points, partly tiled walls, recessed down lights.

### Bedroom 1 10'6" x 10'1" (3.21 x 3.09)

Upvc double glazed windows to rear, radiator, power points, fitted wardrobes.

### Bedroom 2 9'1" x 8'7" (2.79 x 2.63)

Upvc double glazed windows to front, radiator, power points.

### Wet Room 6'6 x 5'8 (1.98m x 1.73m)

Upvc frosted double glazed windows to side, walk in shower, low level wc & pedestal wash hand basin.

### Conservatory 11'1 x 7'3 (3.38m x 2.21m)

Upvc double glazed french doors to side, Upvc double glazed windows throughout.

### Rear Garden

A beautifully maintained garden which is maintenance free, shed, cold water tap.

### Tenure

Freehold.

### Services

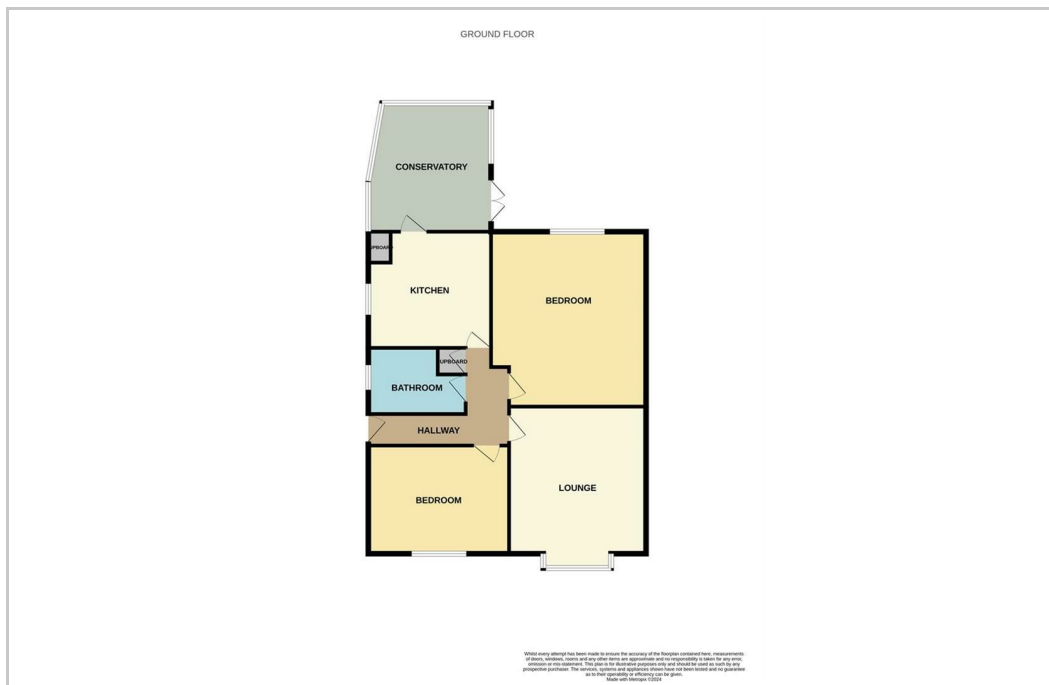
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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