



9 Green Pippin Close, Gloucester, Gloucestershire, GL2 0PA

£465,000

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**Farr & Farr** Sales Lettings 

**9 Green Pippin Close, Gloucester,  
Gloucestershire, GL2 0PA**

**£465,000**

Attractive detached family home of excellent proportions set in a highly sought-after position.

Green Pippin Close is a very popular cul-de-sac of predominantly detached family homes, situated just off Elmbridge Road in this sought of part of Gloucester. Some of the city's best schools are within walking distance of local shopping close by and access to Cheltenham and the M5 is only a short drive.

Number nine has been well-maintained throughout and offers very good-sized family accommodation with the additional benefits of all bedrooms being doubles and the master having an en-suite. On the ground floor there is a large sitting room adjoining a very good size conservatory as well as a dining room, study and kitchen. To the exterior there is ample parking to the front and being at the end of the cul-de-sac no passing traffic as well as private gardens to the rear.

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**Entrance**

Porch with carriage light and composite part glazed front door to:-

**Entrance Hall**

High-quality flooring. Double radiator. Wall thermostat. Alarm controls. Staircase to landing with under stairs cupboard.

**Cloakroom**

Low level WC. Wash hand basin. Radiator.

**Sitting Room** 15' 2" x 12' 0" (4.62m x 3.65m)

Stone fireplace. Two double radiators. Two wall points. TV point. Double glazed sliding patio doors to:-

**Conservatory** 14' 6" x 13' 8" (4.42m x 4.16m)

High-quality flooring. Radiator. Two wall light points. Double glazed French doors to terrace garden. Door to garage.

**Dining Room** 10' 6" x 8' 2" (3.20m x 2.49m)

Radiator.

**Study** 7' 6" x 8' 9" (2.28m x 2.66m)

Tiled floor. Radiator.

**Kitchen Breakfast Room** 11' 7" x 10' 6" (3.53m x 3.20m)

One and a half bowl single drainer sink unit with cupboards and drawers below. Wall and base units. Partly tiled walls. Tiled floor. Built-in double oven. Four ring gas hob. Concealed extractor hood. Space for fridge. Double radiator. Built-in fridge and freezer.

**Utility Room** 7' 9" x 5' 4" (2.36m x 1.62m)

Inset stainless steel sink unit with cupboards below. Plumbing for washing machine. Space for dryer. Tiled floor. Extractor fan. Radiator. Gas central heating boiler. Composite door to the side.

**First Floor Landing**

Access to loft. Airing cupboard with shelving and radiator.

**Bedroom One** 11' 2" x 10' 0" (3.40m x 3.05m)

Two double wardrobes. Radiator.

**En-suite**

Shower with shower cubicle. Stainless steel controls. Glazed folding door. Low level WC. Pedestal wash hand basin. Tiled floor. Shaver point. Extractor fan. Radiator.

**Bedroom 2** 9' 7" x 9' 2" (2.92m x 2.79m)

Double and single wardrobe cupboards. Radiator.

**Bedroom 3** 9' 6" x 8' 2" (2.89m x 2.49m)

Radiator. Double wardrobe.

**Bedroom 4** 9' 8" x 7' 9" (2.94m x 2.36m)

Wardrobe cupboard. Radiator.

**Shower Room**

Large shower cubicle with Marbrex splashback. Stainless steel shower. Glazed screen. Low-level WC. Wash hand basin. Tiled floor. Radiator. Medicine cabinet. Shaver light.

**Exterior**

Front gardens: At the end of the cul-de-sac with no passing traffic with ample parking and turning area. Lawns and paths to front door with mature trees and bushes giving a degree of privacy.

**Garage** 16' 8" x 9' 0" (5.08m x 2.74m)

Up and over door. Power. Light. Eves storage with ladder.

**Rear Gardens**

Wide gated side access. Shed and path opening to an area of brick terrace and lawn. Mature shrubs and bush borders all enclosed by close board fencing giving privacy. Outside tap and power.

**Agent Notes**

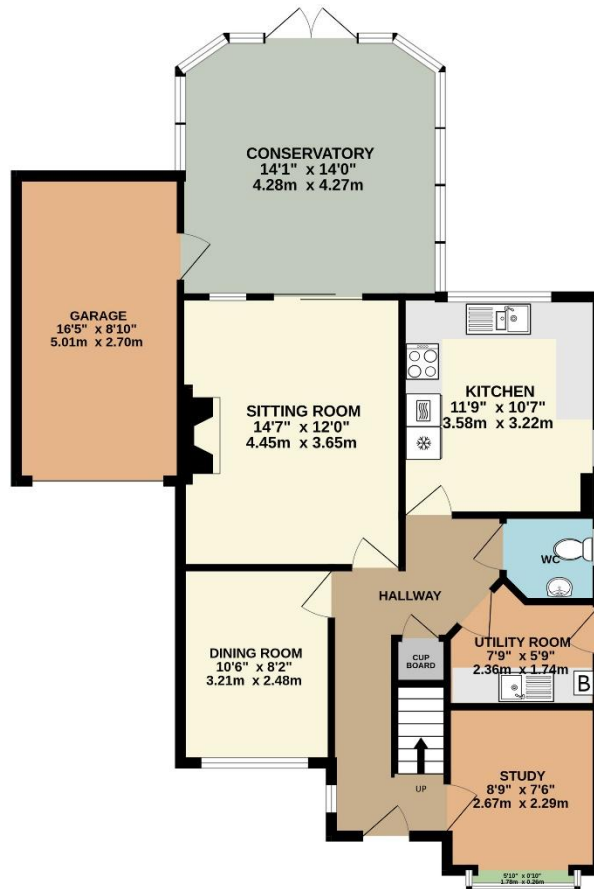
Council Tax: E

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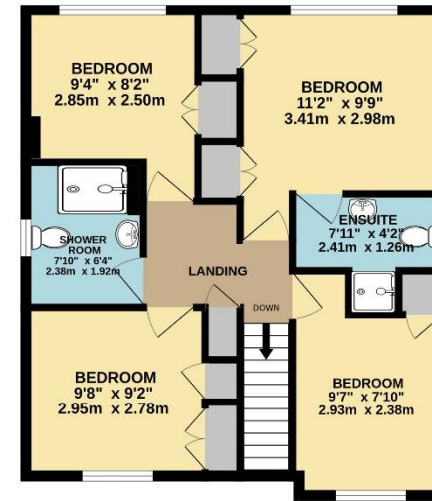
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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