



19 Hazel Close

Longlevens, Gloucester, GL2 0UQ

£240,000



This two bedroom terraced property offers an excellent opportunity for first-time buyers, tucked away within a quiet no-through road.

The ground floor comprises a kitchen and a comfortable lounge, while upstairs boasts two double bedrooms and a family bathroom.

Further benefits include double glazing, off-road parking, and a summer house, adding valuable outdoor space and versatility.



Entrance

Accessed via Upvc double glazed front door, tiled flooring, radiator.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, space for appliances, recessed down lights, tiled flooring, partly tiled walls.

Lounge

Upvc double glazed french doors to rear, television point, radiator, power points, laminate flooring, stairs leading to first floor.

First Floor Landing

Doors to both bedrooms & bathroom,

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in storage.

Bathroom

Upvc frosted double glazed windows to front, walk in shower, low level wc & pedestal wash hand basin, tiled walls, recessed down lights, heated towel rail.

Rear Garden

An enclosed area which is partly paved, with an area laid to artificial lawn, large outbuilding to rear also included.

To The Front

One allocated parking space.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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