



25 Hazel Close, Longlevens, Gloucester
GL2 0UQ In Excess of £300,000

Farr & Farr Sales & Lettings

25 Hazel Close

Longlevens, Gloucester, GL2 0UQ

A VERY PRACTICAL 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC IN THE HEART OF LONGLEVENS.

Internally the property comprises of living room, kitchen/diner, and conservatory. To the first floor there are 3 bedrooms and bathroom. The property is heated by gas and is double glazed throughout. Further benefits include south backing gardens that over look Longlevens playing fields, off road parking and garage.

Hazel Close is a quiet residential cul-de-sac situated off Brionne Way just 2 miles to the North East of Gloucester City Centre. Some of the area's most sought after schools are within easy reach, good local shopping, parks are close by and access to the M5 is a short drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE

Accessed via double glazed front door. Radiator. Stairs to landing.

LIVING ROOM

Dimensions: 14' 9" x 11' 5" (4.50m x 3.47m). Double glazed window. Radiator. Gas fireplace with surround.

KITCHEN/DINING

Dimensions: 10' 10" x 14' 9" (3.31m x 4.50m). Range of wall & base units with cupboards & drawers below. Ceramic sink & drainer with mixer taps. Bosch oven. Four ring gas hob with extractor fan. Space for fridge/freezer. Plumbing for washing machine. Space for slim line dishwasher. Tiled floor. Dining area with radiator. Understairs storage cupboard. French doors to:-

CONSERVATORY

Dimensions: 8' 10" x 15' 3" (2.68m x 4.64m). Radiator. Wall light. Vinyl floor. French doors to garden.

FIRST FLOOR LANDING

Airing cupboard with immersion tank. Loft access.

BEDROOM 1

Dimensions: 14' 0" x 8' 8" (4.26m x 2.63m). Double glazed window. Double radiator.

BEDROOM 2

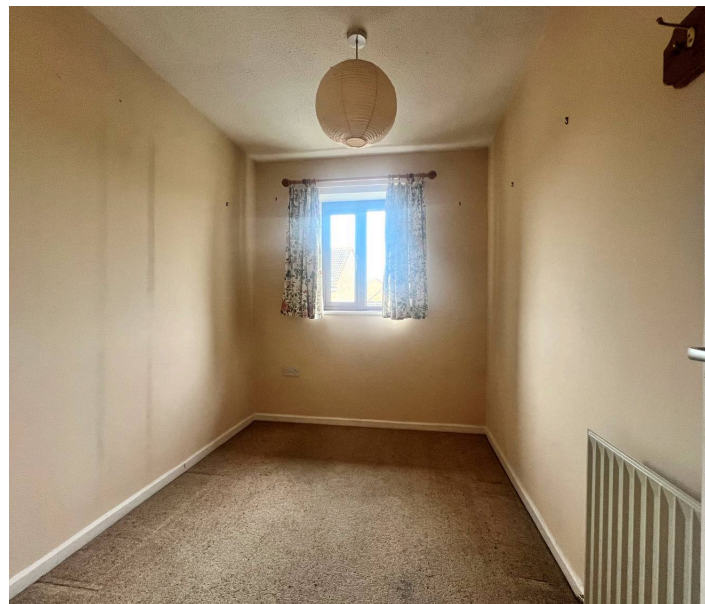
Dimensions: 11' 5" x 8' 0" (3.47m x 2.45m). Double glazed window. Radiator.

BEDROOM 3

Double glazed window. Radiator.

BATHROOM

Good sized walk in shower with Mira electric shower. Low level W.C. Wash hand basin with cupboard below. Stainless steel heated towel rail. Double glazed window.



REAR GARDEN

Predominately laid to lawn with patio area. Mature side hedging. Fencing. Views of Longlevens playing fields. Door to garage.

FRONT GARDEN

Lawn area with path leading to front door.

DRIVEWAY

2 Parking Spaces

Parking for multiple cars.

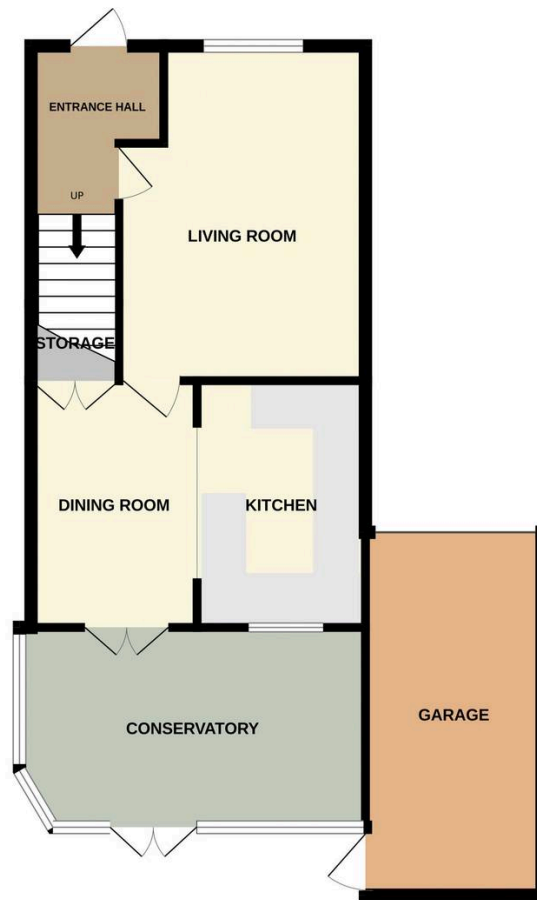
GARAGE

Single Garage

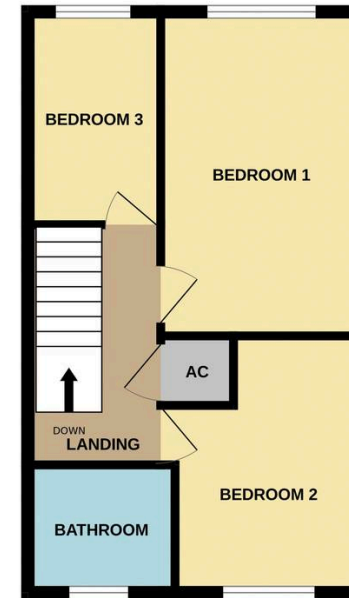
Single garage with up and over door, pedestrian door to rear garden. Dimensions: 16' 0" x 7' 10" (4.88m x 2.38m). Power & light. Eves storage. Tap.



GROUND FLOOR



1ST FLOOR



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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