



9 Kimberley Close, Gloucester, GL2 0LH

Asking Price £315,000

Located in the highly sought-after area of Longlevens, this attractive home at Kimberley Close is situated close to local amenities, schools and bus routes, also offered to the market chain free.

The property welcomes you with a bright and spacious entrance hallway leading through to a well-proportioned living room with feature fireplace and separate dining room with patio doors overlooking the garden. The brand new kitchen offers ample cupboard space, a ceramic hob and electric oven as well as a separate larder cupboard.

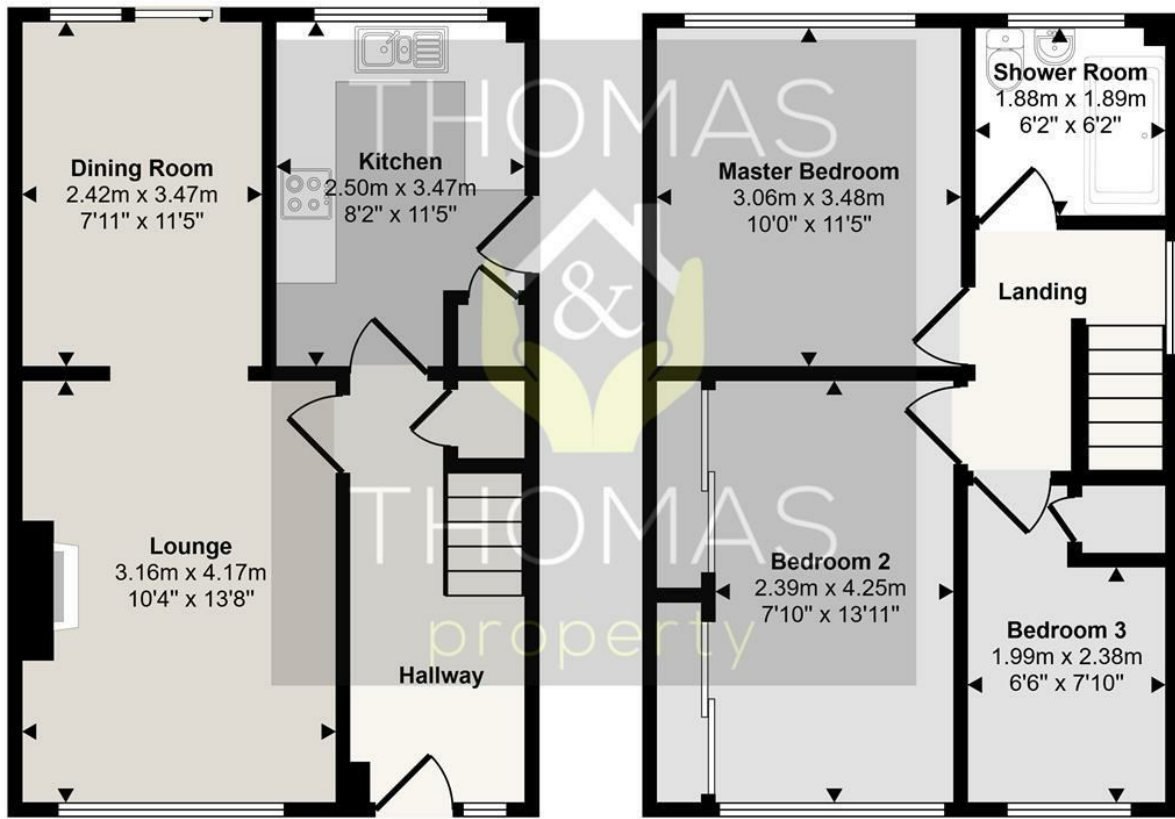
Upstairs you will find two double bedrooms, the master with built in wardrobes, single bedroom with built in cupboard and a modern family bathroom with walk in shower.

Outside is a low maintenance garden and detached garage with electric roller door. There is also a large single gate leading to the driveway parking and front garden.

This property is ready to put your own stamp on, please call today to arrange your viewing.

- Chain free
- Three bedroom semi detached
- Driveway parking and garage
- Brand new modern kitchen
- Modern shower room with walk in shower
- Quiet Cul De Sac in longlevens

Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor

Approx 40 sq m / 427 sq ft

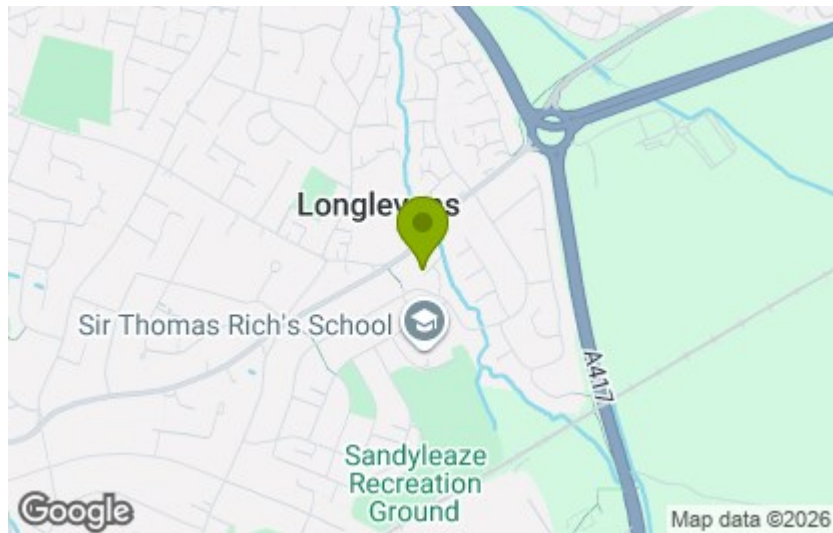
First Floor

Approx 40 sq m / 432 sq ft

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) 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		75	81
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			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.