



17 Alders Green, Gloucester - GL2 9HJ
£245,000

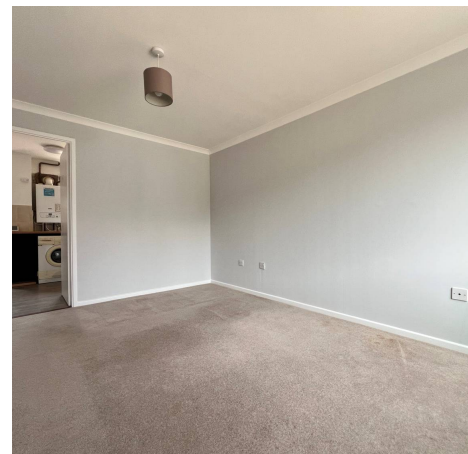
Farr & Farr Sales & Lettings

17 Alders Green

Longlevens, Gloucester, GL2 9HJ

A WELL MAINTAINED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC.

Offered to the market with NO ONWARD CHAIN this two-bedroom semi-detached property, situated in a popular Longlevens location comprises a lounge, kitchen/breakfast room, two well-proportioned bedrooms with newly fitted carpets, and a bathroom. Ideally suited to first-time buyers or investors, the property also benefits from a driveway providing off-road parking. Early viewing is highly recommended.





Entrance Hall

Radiator. Stairs to landing.

Lounge

14' 4" x 10' 3" (4.37m x 3.13m)

Double glazed window to front aspect.

Radiator. T.V point.

Kitchen/Breakfast Room

8' 2" x 13' 3" (2.50m x 4.05m)

A range of wall and base units with cupboards and drawers below. Four ring electric hob with extractor fan. Built in oven. Plumbing for washing machine. Stainless steel sink and drainer. Double glazed window. Radiator. Deep downstairs cupboard with shelving.

Bedroom 1

12' 7" x 13' 4" (3.84m x 4.06m)

Double glazed window. Double radiator. Deep storage cupboard with shelving and hanging rail.



Bedroom 2

9' 3" x 6' 9" (2.82m x 2.06m)

Double glazed window. Radiator.

Bathroom

Suite comprising of panelled bath. Mira electric shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Double glazed window. Shaving point. Radiator.

Garden

Good sized, enclosed rear garden, predominantly laid to lawn with established planted borders. A paved area adjoining the property provides space for outdoor seating, while timber fencing encloses the garden and offers a good degree of privacy.

Driveway

Driveway offering off road parking for multiple cars.

Council Tax band: B

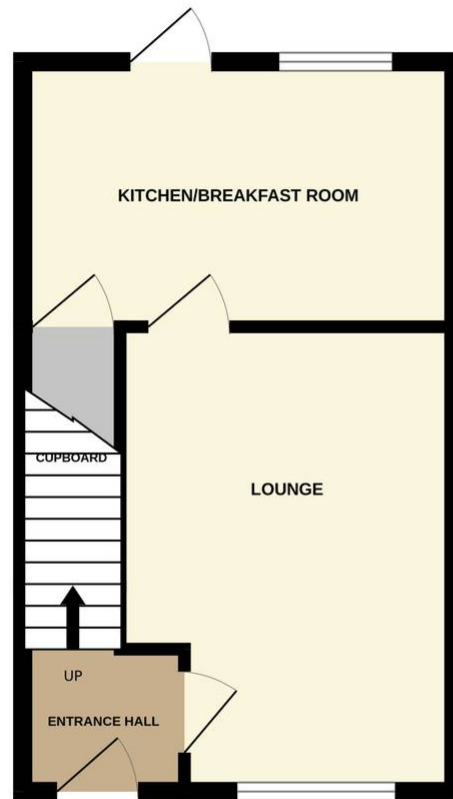
Tenure: Freehold

EPC Energy Efficiency Rating: D

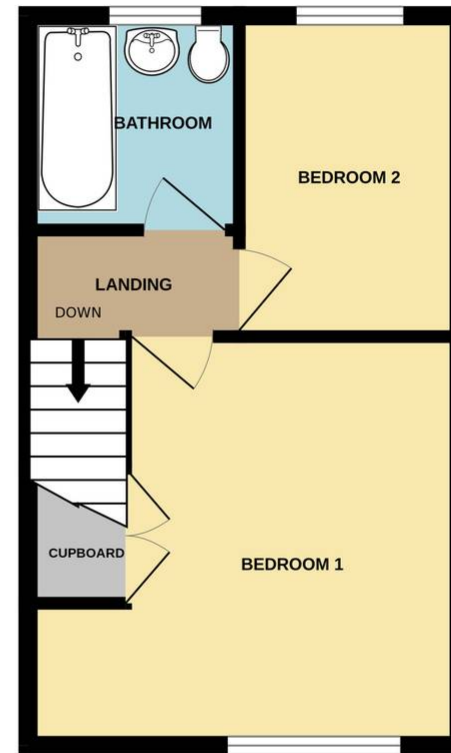
EPC Environmental Impact Rating: D



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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