



6 Hazel Close, Gloucester, GL2 0UQ

£215,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Situated in a popular and established residential area of Longlevens, this well-presented two-bedroom mid-terrace home offers well-balanced accommodation arranged over two floors, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors alike.

The property is entered via a small hallway which provides access to the main living accommodation and creates a useful separation from the front door. To the front of the house is a compact but functional kitchen, fitted with a range of base and wall units and offering space for essential appliances, with a window providing natural light.

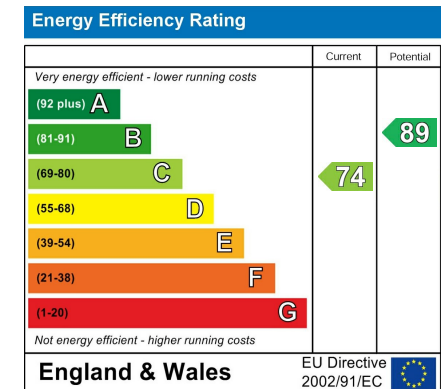
To the rear, the property opens into a generously proportioned sitting room, measuring over 16 feet in length. This versatile space easily accommodates both living and dining furniture and benefits from good natural light, creating a comfortable and welcoming environment. Stairs rise from the sitting room to the first floor, making efficient use of the overall layout.

Upstairs, the property offers two bedrooms, both of which are well-proportioned for a home of this type. The principal bedroom provides ample space for a double bed and bedroom furniture, while the second bedroom is ideal as a guest room, home office or nursery. The accommodation is completed by a family bathroom, fitted with a three-piece suite.

Externally, the property further benefits from an en-bloc garage, providing secure parking or additional storage, alongside allocated parking.

Conveniently positioned for access to local amenities, schools, transport links and Gloucester city centre, the property combines practicality with an accessible location, making it a strong option for a wide range of buyers.

- Two-bedroom mid-terrace home
- Spacious rear sitting room
- Private rear garden
- En-bloc garage
- Allocated parking
- No onward chain
- EPC Rating - C74
- Council Tax Band - B



### Agents Note

Freehold

EPC Rating: c74

Gloucester City Council Band: B

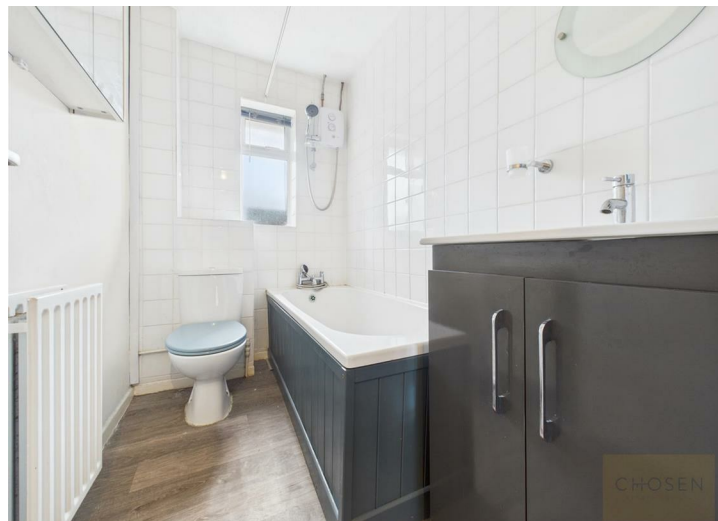
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Flood Risk

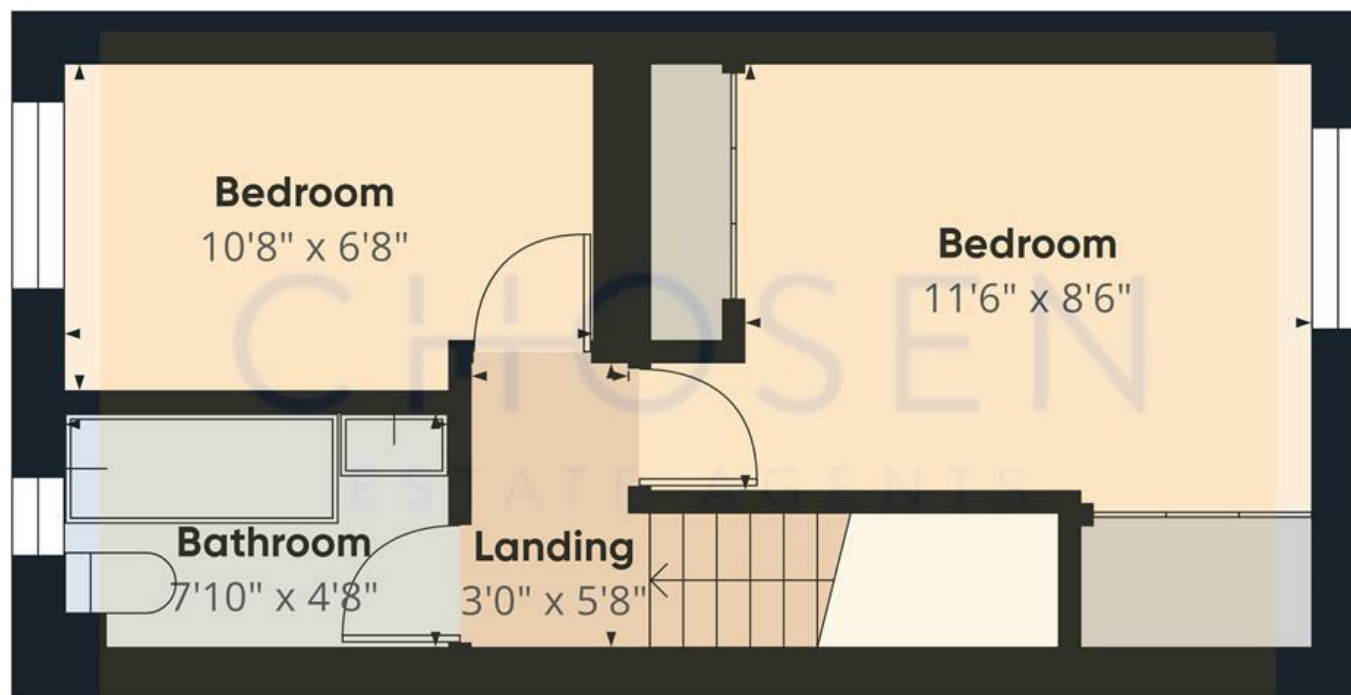
Rivers & Seas Very Low

Surface Water Low





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

539 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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