



2 Pickwick Close, Longlevens, Gloucester, Gloucestershire, GL2 0PP

£165,000



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**A VERY WELL-PRESENTED FREEHOLD
TERRACE BUNGALOW IN LONGLEVENS**

The property has been upgraded and altered in it's current ownership and now offers highly practical, open plan accommodation in very good order throughout and has the additional benefits of parking to the front and sharing of the communal gardens to the rear.

Pickwick Close is part of Meadowleaze on this popular development just to the South of Cheltenham Road approximately 1 1/2 mile to the East of Gloucester City centre. Good facilities are close by including bus services to both Gloucester and Cheltenham and the M5 motorway is within easy reach.

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Entrance Porch 6' 2" x 5' 3" (1.88m x 1.60m)

Accessed via upvc double glazed front floor. Double glazed windows to side aspect. Laminate flooring.

Kitchen/Dining/Living 21' 8" x 15' 2" (6.60m x 4.62m)

A range of wall and base units with worktops. Stainless steel 1 1/2 bowl sink unit with drainer. Built in cooker with 4 ring gas hob. Tiled splashbacks. Space for fridge freezer. Large pantry cupboard with plumbing for washing machine. Double glazed window to rear. Door to garden. Inset ceiling spotlights. two radiators. Laminate flooring.

Bedroom 13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed window to front aspect. Floor to ceiling wardrobes. Radiator. Laminate flooring.

Bathroom

Bathroom suite comprising of panelled bath with handheld shower attachment. W.C. Wall mounted sink basin with cupboards below. Mirrored cabinet. Double glazed window. Tiled splashbacks. Vinyl flooring. Wall mounted heater fan.

Exterior

Communal rear gardens with own private shed. Enclosed front gardens with parking.

Agents Note

Council Tax: A
EPC: D-67

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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