



2 Evergreen Walk

Longlevens, Gloucester, GL2 0RD

£239,950



We are delighted to welcome to the open market this spacious and well-presented home, ideal for first-time buyers, situated within a sought-after cul-de-sac in Longlevens.

The property offers two double bedrooms, two bathrooms, and a bright and comfortable living space throughout. Externally, the home benefits from an enclosed rear garden along with two allocated parking spaces to the front.

Offered to the market with no onward chain, this is a fantastic opportunity not to be missed — early viewing is highly recommended.



Entrance

Approached via double glazed front door, into:

Lounge/Diner

Upvc double glazed windows to front, television point, two radiators, power points, laminate flooring, door thorough to:

Inner Hallway

Door to cloakroom & kitchen/diner, radiator, laminate flooring.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, laminate flooring, partly tiled walls.

Kitchen/Diner

Upvc double glazed windows & doors to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, space for appliances, cupboard housing boiler, radiator, tiled flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, radiator, power point, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points. Door to:

En-Suite

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to front, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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