



24 Wentworth Close

Gloucester, GL2 9RB

£325,000



We are delighted to welcome to the market, for the first time since new in 1984, this much-loved three bedroom detached home, ideally positioned within a quiet and highly sought-after cul-de-sac in Longlevens. Offered for sale with no onward chain, this property presents a fantastic opportunity for buyers to modernise and personalise to their own taste, making it perfectly suited to first-time buyers or growing families alike.



Entrance Hallway

Approached via double glazed front door, radiator, staircase to first floor, door through to lounge.

Lounge

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

Open Plan Kitchen/Diner

Windows & door to rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, built in fridge & washing machine, partly tiled walls, radiator, power points, under stairs storage cupboard.

Conservatory

Glazed doors to rear, glazed windows throughout with pvc roof.

First Floor Landing

Access to loft via hatch, cupboard housing combination boiler, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access, access leading to garage also.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

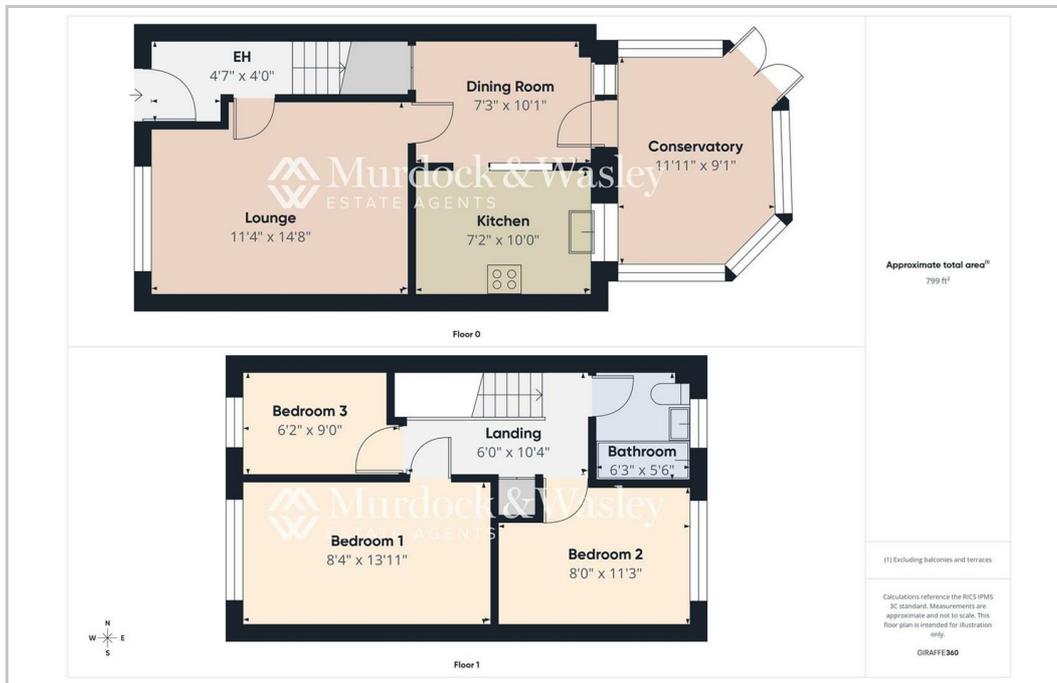
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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			
(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		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.

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

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