



**6 Cypress Gardens, Gloucester, GL2 0RB**

**Asking Price £240,000**

This well presented two bedroom home is located in the popular Cypress Gardens, Longlevens and offered to the market chain free.

Comprising of: Entrance hall with downstairs WC and storage, leading to the modern kitchen with room for freestanding fridge / freezer and dishwasher. There is a good sized lounge leading to the conservatory.

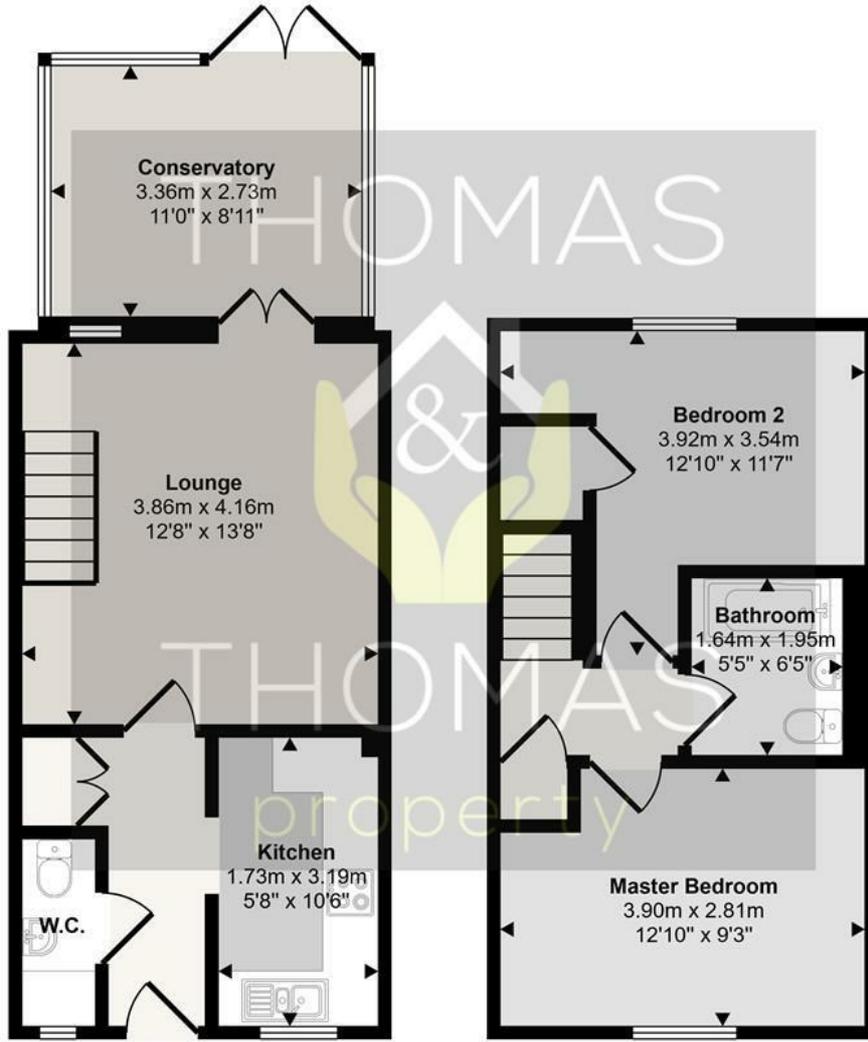
Upstairs there are two double bedrooms, one with built in storage, and a storage cupboard on the landing. The modern bathroom, beautifully tiled and equipped with shower over bath.

Outside there is a private enclosed garden and parking to the rear with EV charger.

This lovely property would make an ideal first home or investment, please call today to arrange your viewing.

- Chain Free
- Two Bedrooms
- Conservatory
- Allocated Parking with EV Charger
- Modern Throughout
- Ideal First Home or Investment

Approx Gross Internal Area  
69 sq m / 745 sq ft



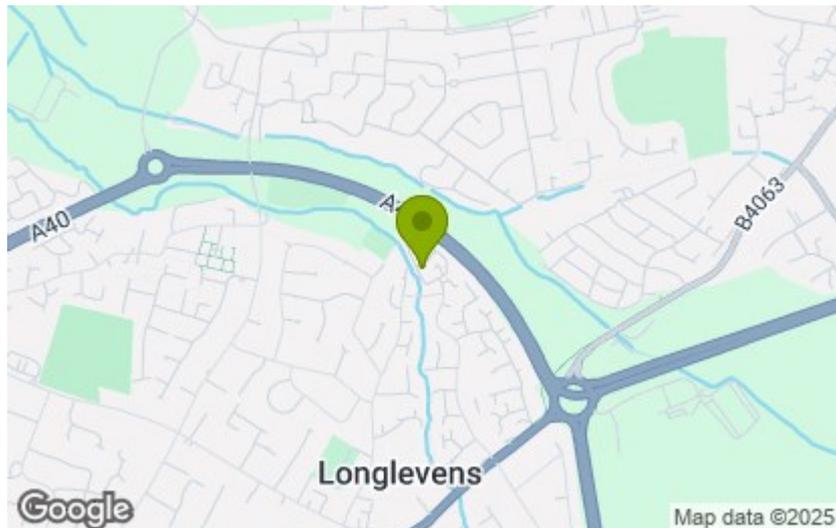
Ground Floor  
Approx 40 sq m / 426 sq ft

First Floor  
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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