



## 2 Taurus Close, Gloucester, GL2 9AL

Offers Over £200,000

### Well-Presented Two-Bedroom Home with Allocated Parking and Open Field Views

This beautifully maintained two-bedroom home offers comfortable living in a peaceful and highly desirable setting. Perfect for first-time buyers, downsizers, or investors, the property combines practicality with a wonderful sense of space and privacy.

The ground floor welcomes you with a bright and inviting living area, ideal for relaxing or entertaining. The well-designed kitchen provides ample storage and workspace, with a functional layout suited to everyday living.

Upstairs, you'll find two generously sized bedrooms, both offering plenty of natural light and space for storage. A modern family bathroom completes the interior.

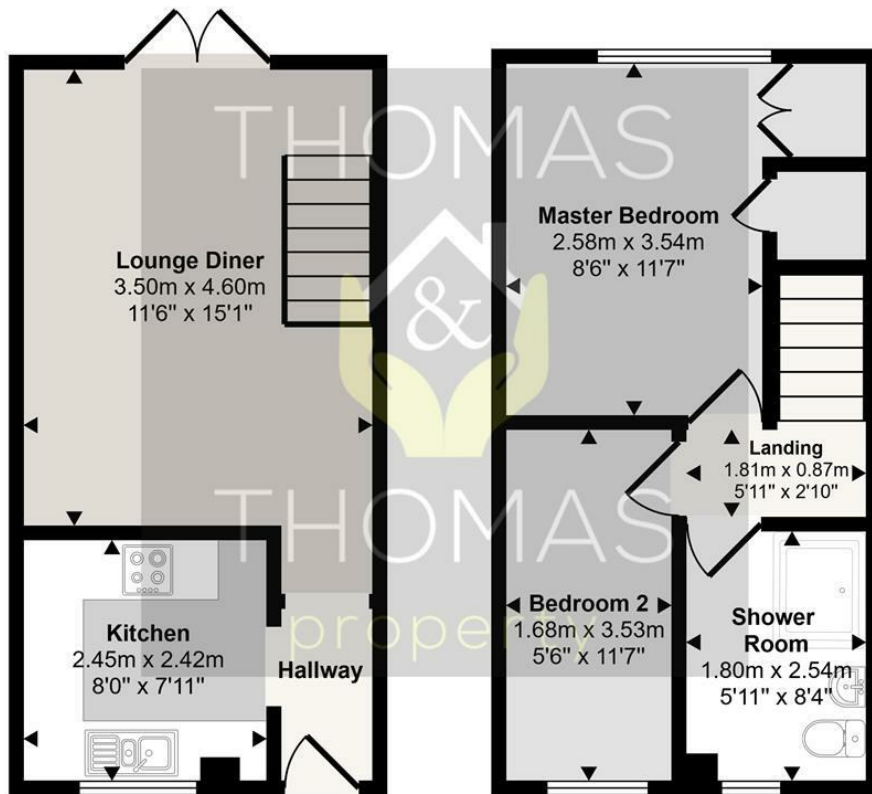
Externally, the property benefits from allocated parking, providing convenience and peace of mind. To the rear, the home backs directly onto open playing fields, creating a lovely outlook and an enhanced sense of openness – perfect for those who appreciate green space and added privacy.

Situated close to local amenities, schools, and transport links, this charming home presents an excellent opportunity to enjoy comfortable living in a sought-after location.

### ■ Backing onto open playing fields

- Two Double bedrooms
- Two parking spaces
  - Fitted kitchen
- Open plan living room
- Enclosed large garden

Approx Gross Internal Area  
51 sq m / 553 sq ft



Ground Floor  
Approx 25 sq m / 271 sq ft

First Floor  
Approx 26 sq m / 283 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        |
| (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 |  | 76                                                                                  |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC                                                          |           |
|                                             |  |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                     |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                     |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC                                                          |
|                                                                 |         |  |



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