



9 Oswalds Close, Gloucester, GL2 9FE Asking Price £250,000

3 2 1 B

Located within a small development of Longford and positioned at the end of a cul-de-sac, we are pleased to offer for sale this beautifully presented three bedroom semi detached family home. On the ground floor the property comprises and entrance hall, cloakroom, lounge and its open plan kitchen/diner spanning the fullwidth of the property with French doors opening into its enclosed rear garden.

To the first floor you will find the family bathroom and three spacious bedrooms with the master bedroom benefiting en-suite shower facilities.

Externally the property offers driveway parking with garage and gated side access leading directly into the garden.

Oswalds Close can be found within a modern development of Longford just North of Gloucester City Centre. There are many local amenities close by including your local Co-Op, Pharmacy, primary schools & within easy reach to the M5 heading both North and South bound.

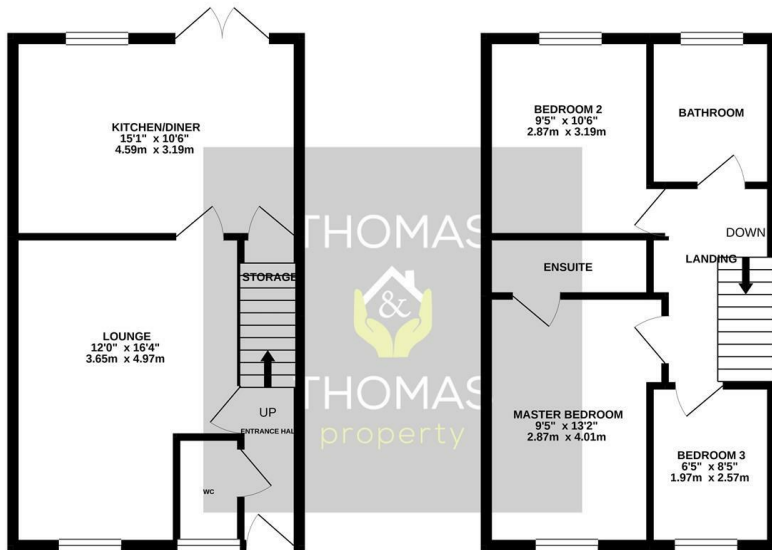
- Three Spacious Bedrooms
- En-Suite To Master
- Cloakroom
- Garage With Driveway Parking
- Beautifully Presented
- Cul-De-Sac Location

Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Mergers (2021)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(38-54) 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			
(38-54) 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.