



63 Wharfdale Way, Gloucester, GL2 4JE

Asking Price £275,000



- Four Bedrooms
- End Terrace
- Three Storey
- Conservatory
- Allocated Parking
- En-Suite To Master

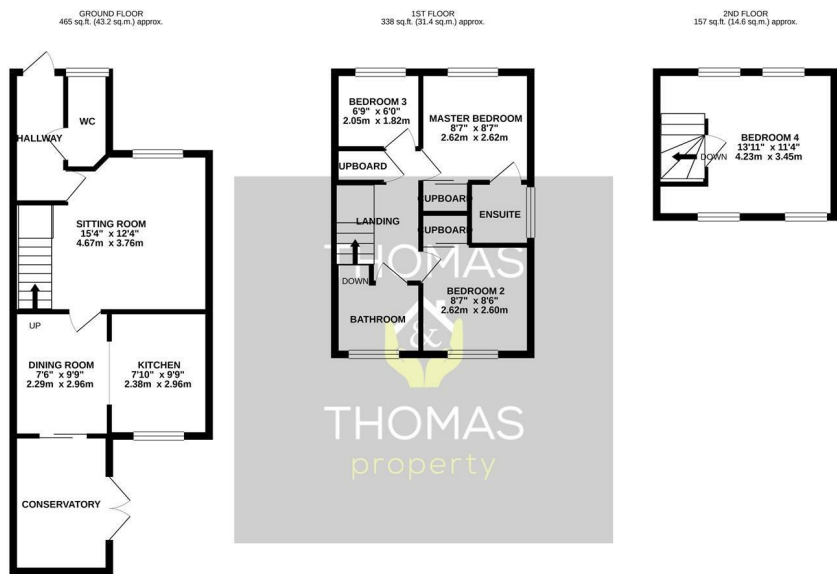
Situated in the sought after "Dales Wharf" development in Hardwicke is this well presented four bedroom family home which is positioned adjacent to the canal within a secluded cul-de-sac. Under the current ownership the property has benefited from a loft conversion which now houses its fourth bedroom. On the ground floor the accommodation comprises, an entrance hall, lounge, kitchen, dining area, conservatory and downstairs cloakroom.

On the first floor there are three bedrooms (master with en-suite facilities) and a bathroom. Stairs are then accessible which take you onto the second floor where a further double bedroom can be found.

Externally the property offers a secluded garden with gated access leading onto the canal path and to the front aspect there is an additional lawn area and two allocated parking spaces.

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.





TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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			72
(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.