



## 49 Ashwood Way, Gloucester, GL3 3JE

### £1,250 Per Calendar Month



Thomas & Thomas property are excited to be offering this lovely three bedroom house in the sought after area of Hucclecote, in very close proximity to Hucclecote Green.

This well presented property will be let on an unfurnished basis, and briefly comprises of: Entrance hallway with stairs to first floor and a downstairs WC, kitchen with oven, induction hob and door to side aspect, Living/Dining room with a decorative feature fireplace and French doors to the garden.. To the first floor are three good sized bedrooms, bathroom with a shower over bath and a separate toilet.

It is warmed via gas central heating, double glazed throughout, has gardens to the rear and side, along with the front where there is also driveway parking for more than one car.

- Semi Detached House
- Well Presented
- Garage & Driveway Parking
- Lounge/Dining Room
- Three Good Sized Bedrooms
- Available November

#### 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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



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.