



**80 Brionne Way, Gloucester, GL2 0TN**

**Asking Price £250,000**

Thomas and Thomas are pleased to present this three bedroom end terrace home located in the popular Longlevens area, close to local shops, amenities and bus routes.

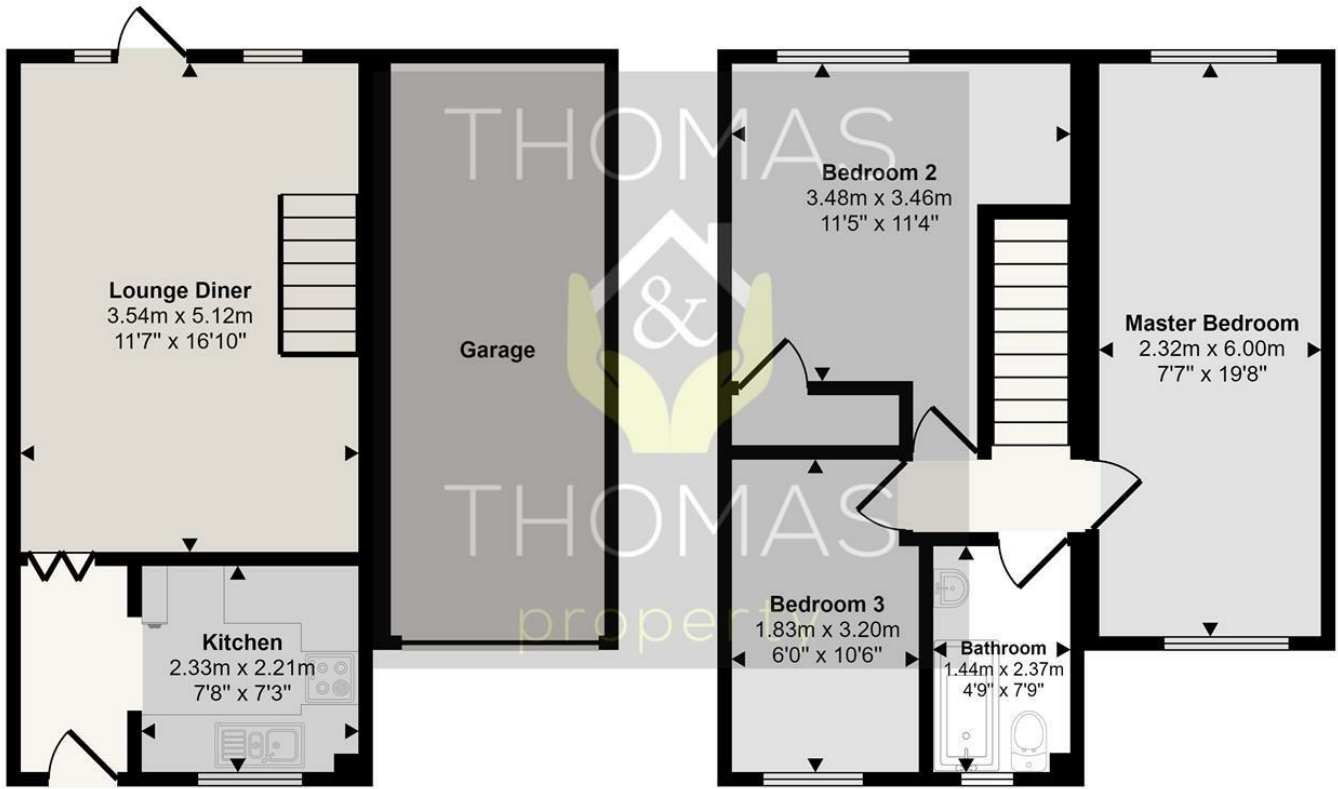
Comprising of: Entrance hall leading to kitchen with space for all appliances., a good sized lounge / diner with access out to the private enclosed garden. Upstairs there are three double bedrooms and a family bathroom with shower over bath.

Outside there are two off road parking spaces and a garage which has been split to make a small utility room.

Please note there is no gas central heating in the property.

- Three Bedrooms
- End Terrace
- Extended
- Garage
- Off Road Parking for Two
- No Gas Central Heating

Approx Gross Internal Area  
84 sq m / 900 sq ft



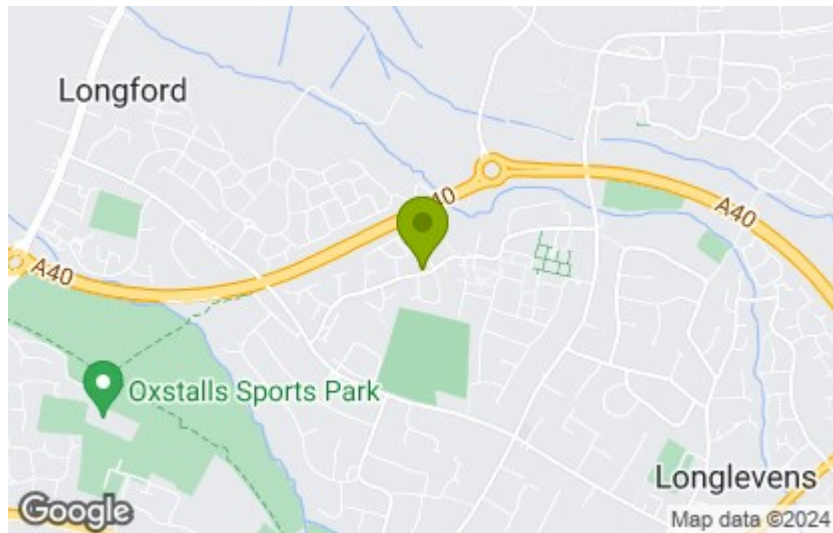
Ground Floor  
Approx 42 sq m / 453 sq ft

First Floor  
Approx 42 sq m / 447 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) A	87
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	87
(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 2002/91/EC	



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