



24 Westfield Road, Gloucester, GL3 4AR

Offers Over £335,000

Thomas and Thomas are pleased to present this extended three bedroom family home which benefits from a large rear garden.

Briefly comprising of: Entrance hall with original tiles, WC tucked under the stairs, lounge area with log burner and two further reception rooms. There are patio doors opening on to the garden. The kitchen has been extended into a L shape, providing ample workspace and cupboards. There is also space for a kitchen table. The utility room has been converted into a wet room by the current owners. There is also a back door leading out to the garden.

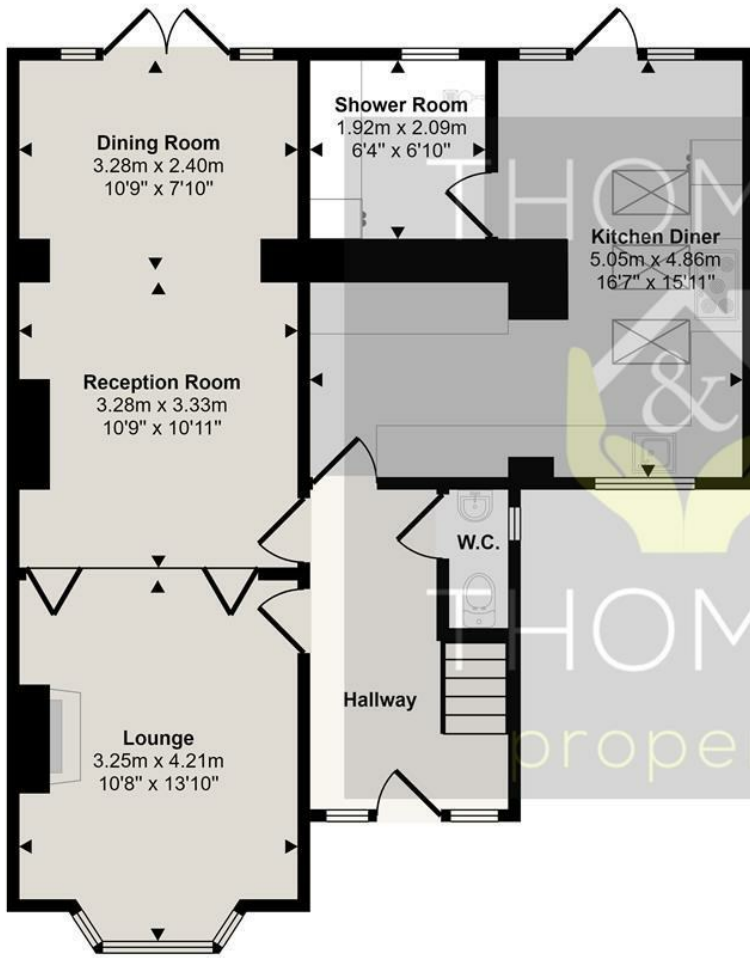
Upstairs there are two double bedrooms, a single bedroom and modern family bathroom with walk in shower.

Outside the impressive garden is a real feature for this property. There is a patio area with side access to the front of the property, grass area and private additional patio area to the back of the garden. A property that truly needs to be viewed to be appreciated. Call today to arrange your viewing.

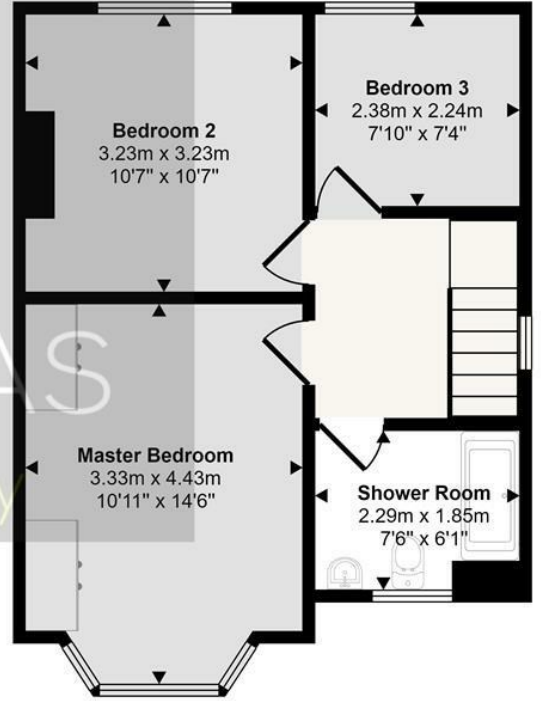
- Three Bedrooms
  - Chain Free
  - Extended
- Impressive Large Garden
  - Off Road Parking
- Quiet Brockworth Location



Approx Gross Internal Area  
109 sq m / 1168 sq ft



Ground Floor  
Approx 67 sq m / 722 sq ft

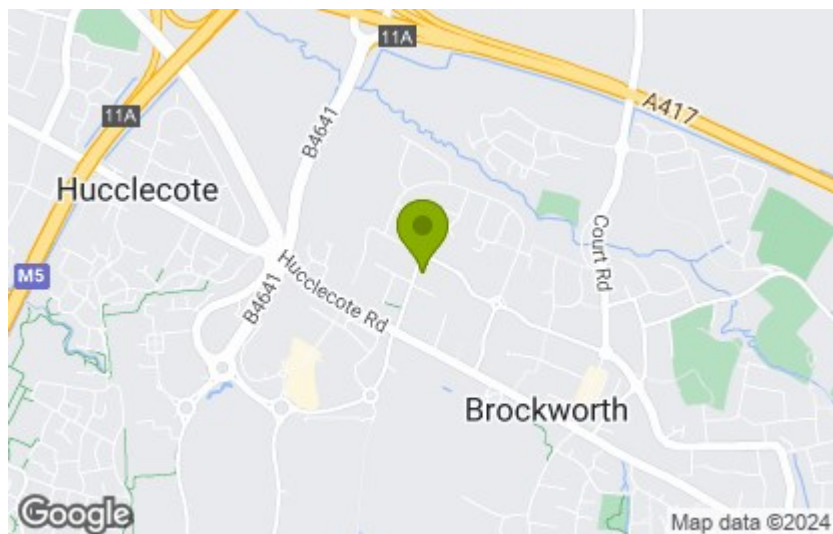


First Floor  
Approx 41 sq m / 446 sq ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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