



13 Shearwater Grove, Gloucester, GL3 1DA

Offers Over £260,000

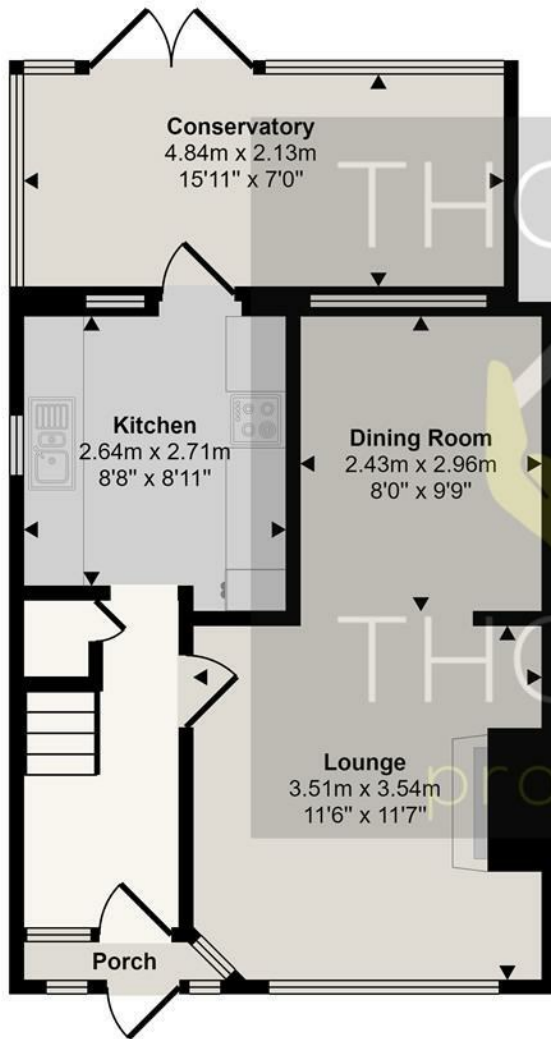
Thomas and Thomas are pleased to present this good sized three bedroom semi detached home in Innsworth offered to the market CHAIN FREE.

Located in a quiet cul-de-sac the property benefits from two reception rooms, a conservatory, generous garden, kitchen and three bedrooms. In need of modernising throughout the property would make the ideal family home.

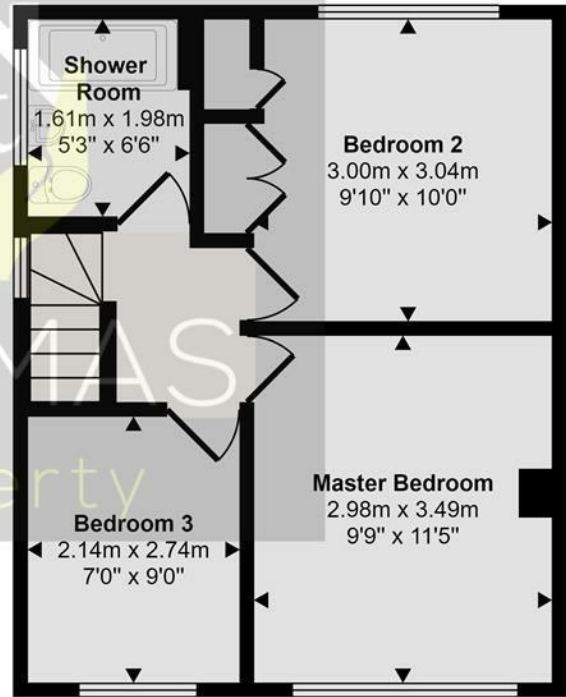
There is also a garage and driveway parking for two cars. Please call today to arrange your viewing.

- Three Bedrooms
- Semi Detached
- CHAIN FREE
- Generous Rear Garden
- In Need Of Modernisation
- Garage & Conservatory

Approx Gross Internal Area  
82 sq m / 877 sq ft

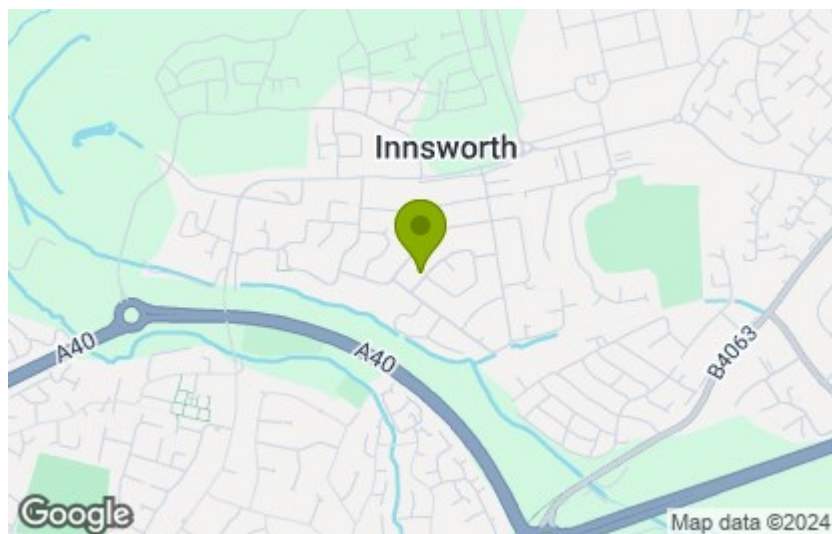


Ground Floor  
Approx 46 sq m / 497 sq ft



First Floor  
Approx 35 sq m / 380 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		

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.