



47 Brionne Way, Gloucester, GL2 0TW

Asking Price £260,000

Thomas and Thomas are pleased to present this extended family home located in Longlevens, close to good local schools, bus links and local amenities.

- Three Bedrooms
 - Extended
 - Family Home

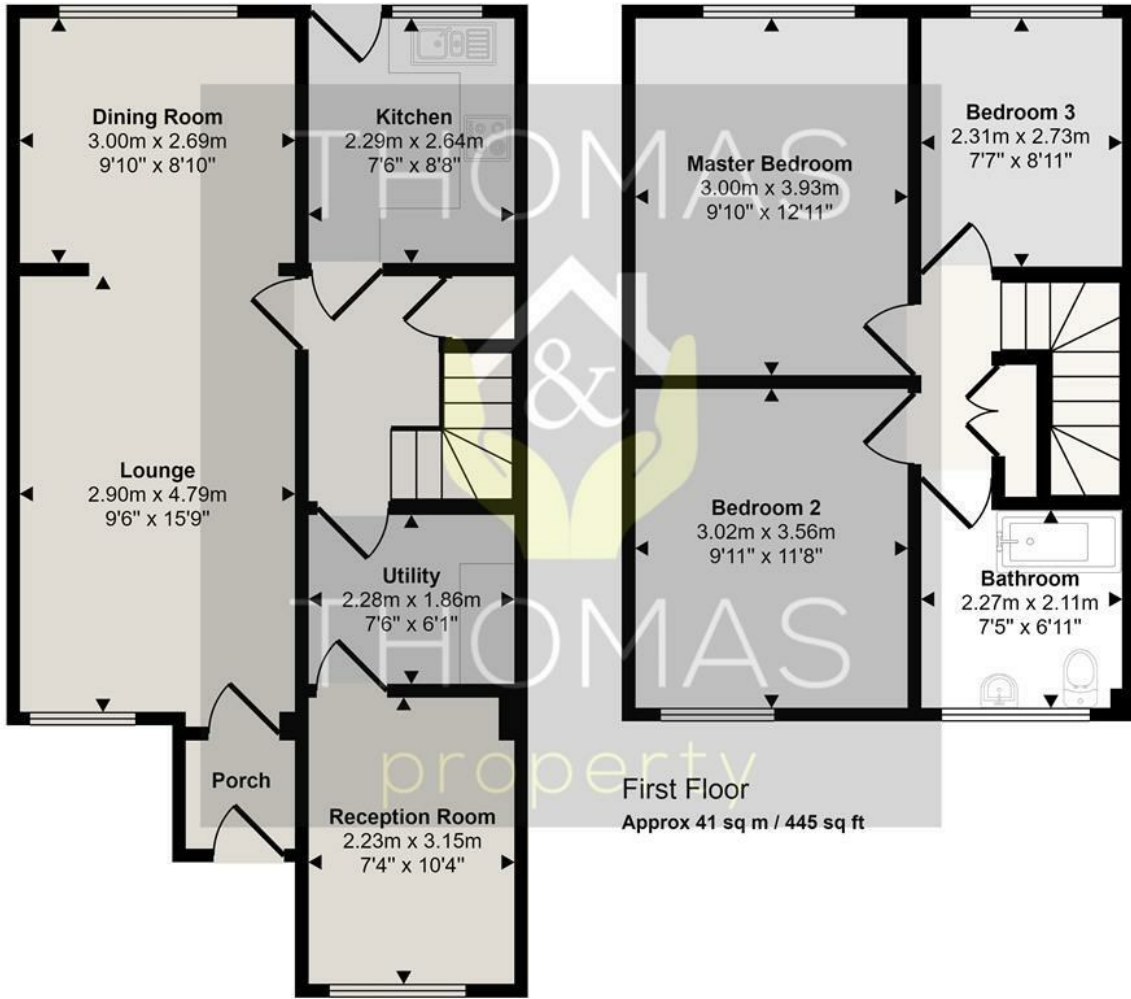
Comprising of: Porch leading into the good sized lounge and dining room, kitchen with back door leading out to the private enclosed garden. The current owners have converted the garage to create an additional reception room and utility space.

- Off Road Parking for Two
- Two Reception Rooms
- Longlevens Location

Upstairs there are two double bedrooms, a single bedroom and family bathroom with shower over a large corner bath.

To the front of the property is off road parking for two cars. This would make the ideal family home, please call us today to arrange your viewing.

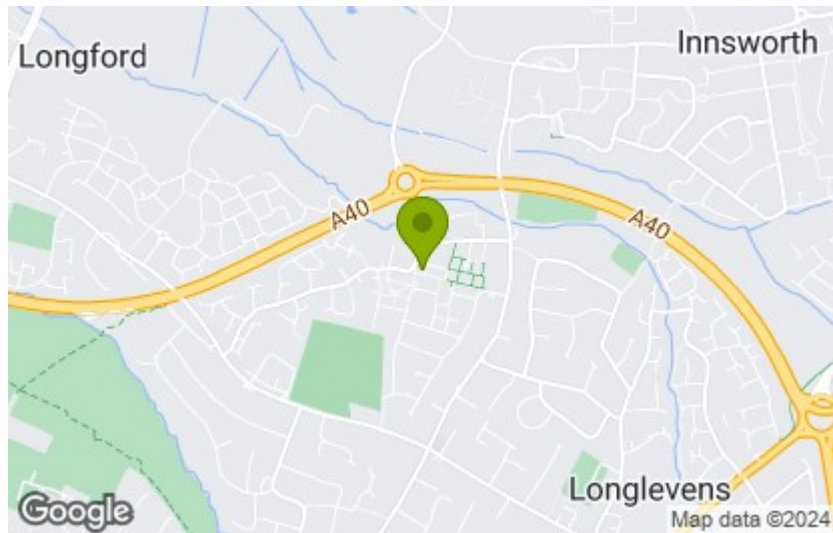
Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor

Approx 50 sq m / 539 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			86
(81-91) B			
(69-80) C			69
(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			
(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.