



10 Whitefield Crescent, Gloucester, GL2 9FR

Asking Price £240,000

Thomas and Thomas are pleased to bring to the market this very well presented two double bedroom end terrace home in Longford which offers a very generous south facing rear garden

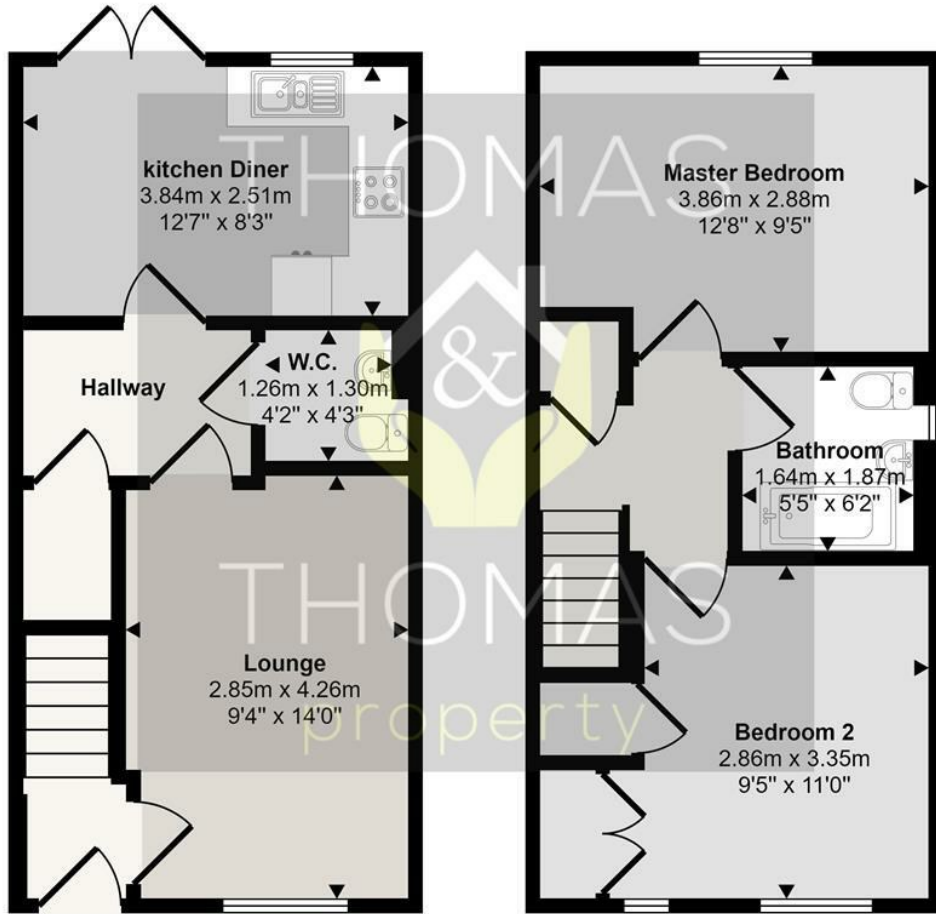
The property comprises an entrance hall which then leads through to a spacious lounge, an inner hallway with ample storage under the stairs and downstairs WC. The kitchen/diner is located at the rear spanning the full width of the property with double doors opening on to the landscaped garden. Upstairs there are two double bedrooms, built in storage and a family bathroom with shower over the bath.

Externally the property offers a larger than average garden for the area which benefits from being both private and south facing. The current owners have landscaped the garden to include both a patio area and garden pergola. Additional benefits include gated side access and ample driveway parking. Viewing is a must to appreciate all on offer.

- Two Double Bedrooms
- Off Road Parking for Two
  - Modern Throughout
    - Kitchen / Diner
- South Facing Garden
  - Ideal First Home



Approx Gross Internal Area  
65 sq m / 700 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft

First Floor  
Approx 33 sq m / 352 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>	<b>95</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	
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