



49 Grange Road, Gloucester, GL4 0PU

Asking Price £300,000

Thomas and Thomas are pleased to present this impressive three bedroom family home located on Grange Road which has been thoughtfully updated by the current owners. The property features traditional fittings and benefits from an impressive garden which measures in excess of 200ft.

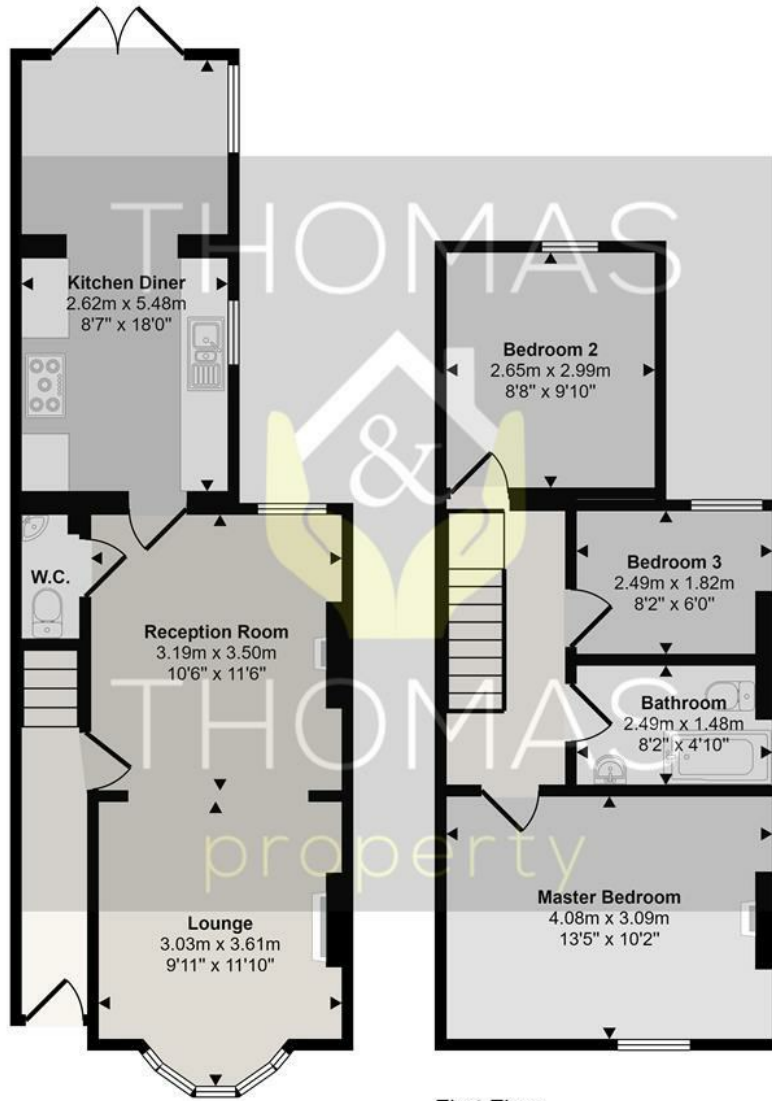
Briefly Comprising of: Entrance hall leading through to the lounge and dining area which has two exposed brick fireplaces and a log burner and there is also a WC under the stairs. Moving through to the modern kitchen there is adequate cupboard space and room for all appliances. The kitchen also benefits from room for a breakfast table, ideal for a family.

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

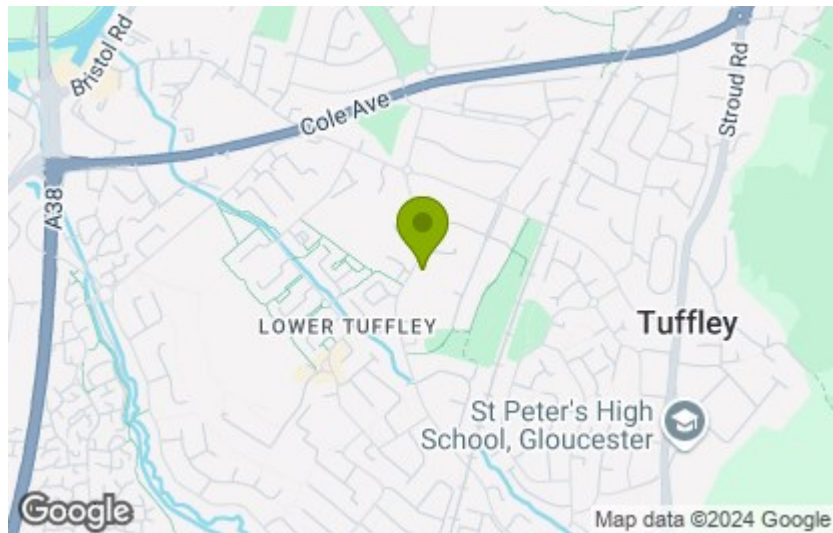
Outside you will find the impressive garden, which measures in excess of 200ft and is easily one of the main features of this property. Please call us today to book your viewing!

- Three Bedrooms
 - Extended
- Garden In Excess of 200ft
 - Original Features
 - Family Home
 - Driveway Parking

Approx Gross Internal Area
79 sq m / 847 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	81
	56
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	

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