



11 Nightingale Close, Gloucester, GL2 4EB

Offers Over £310,000

Thomas and Thomas are pleased to present this immaculate three bedroom semi detached home located within a cul-de-sac of Hardwicke and offered to the market chain free.

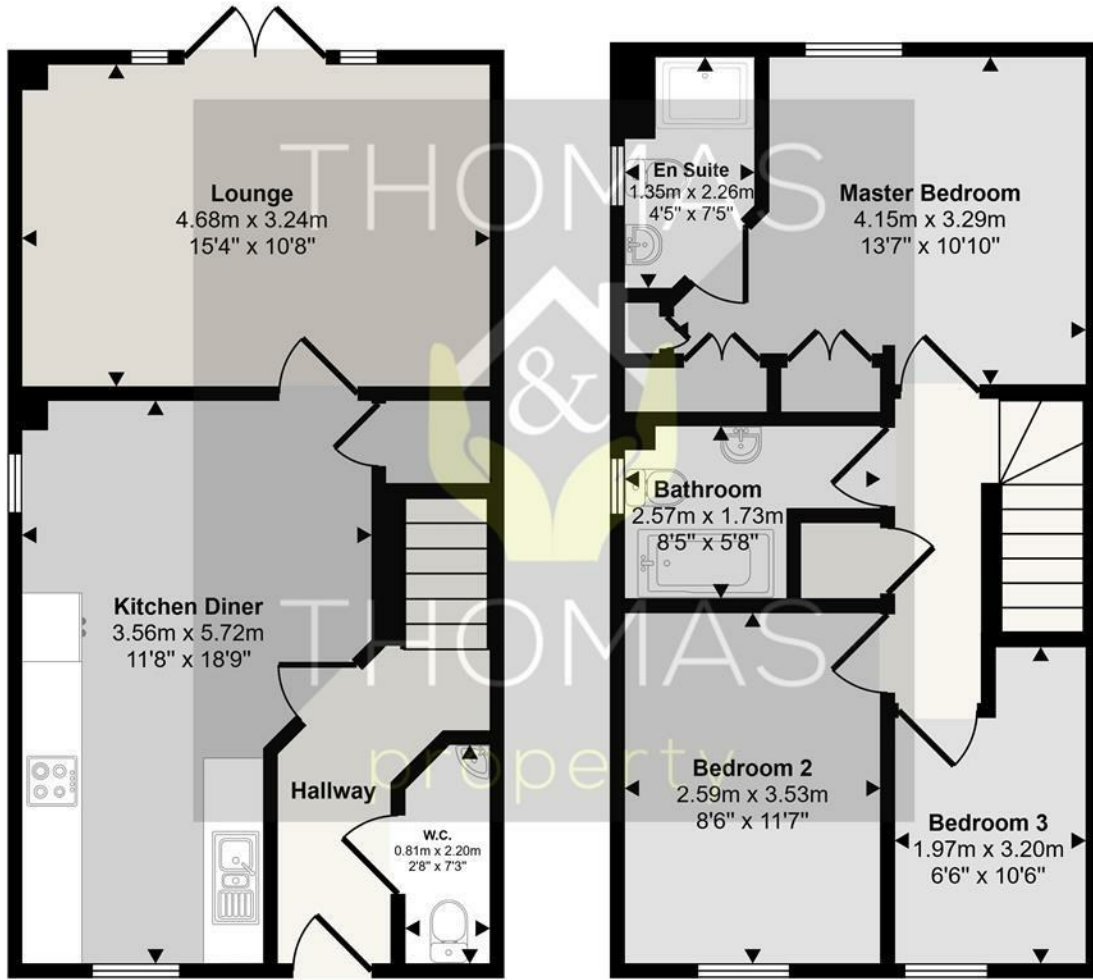
Comprising of: Entrance hall with WC leading to the kitchen / diner. The kitchen benefits from integrated fridge / freezer, dishwasher and washing machine. The spacious lounge opens out to the enclosed garden with side access to driveway where there is parking for two/three vehicles.

Upstairs there are two double bedrooms, the main benefiting from en suite shower room & fitted wardrobes, a good sized single bedroom and family bathroom with shower over bath.

This would make the ideal family home, please take a look round our virtual tour today and call to book your viewing.

- Chain Free
- Three Bedrooms
- Semi Detached
- En Suite & Family Bathroom
- Kitchen / Diner with Integrated Appliances
- Driveway Parking for Two/Three Vehicles

Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor

Approx 43 sq m / 458 sq ft

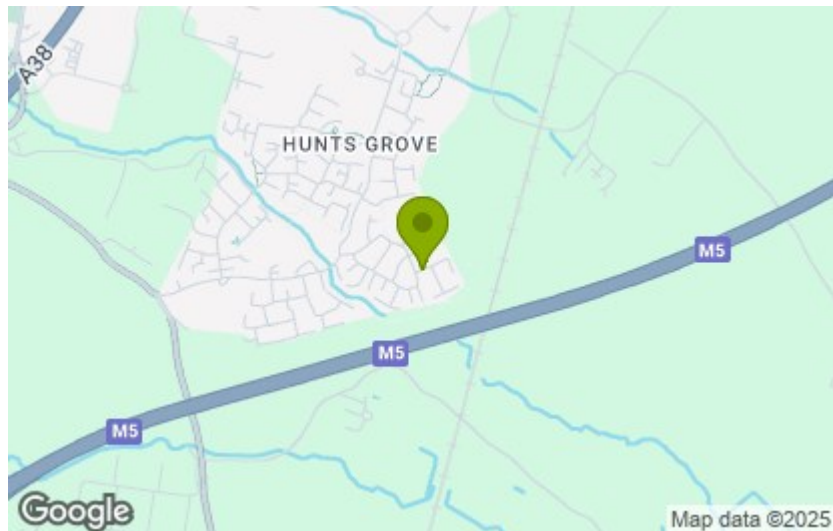
First Floor

Approx 43 sq m / 460 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		96
(81-91) B	84	
(69-80) C		
(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.