



## 13 Colin Road, Gloucester, GL4 3JL

Offers Over £330,000

Thomas and Thomas are pleased to bring to the market this very well presented three bedroom family home located in Barnwood.

Comprising of: Entrance hall, with WC under the stairs, leading to the cosy lounge with woodburner and bay window. The modern kitchen / diner is the perfect family space benefiting from ample cupboard space, room for freestanding appliances and an integrated dishwasher.

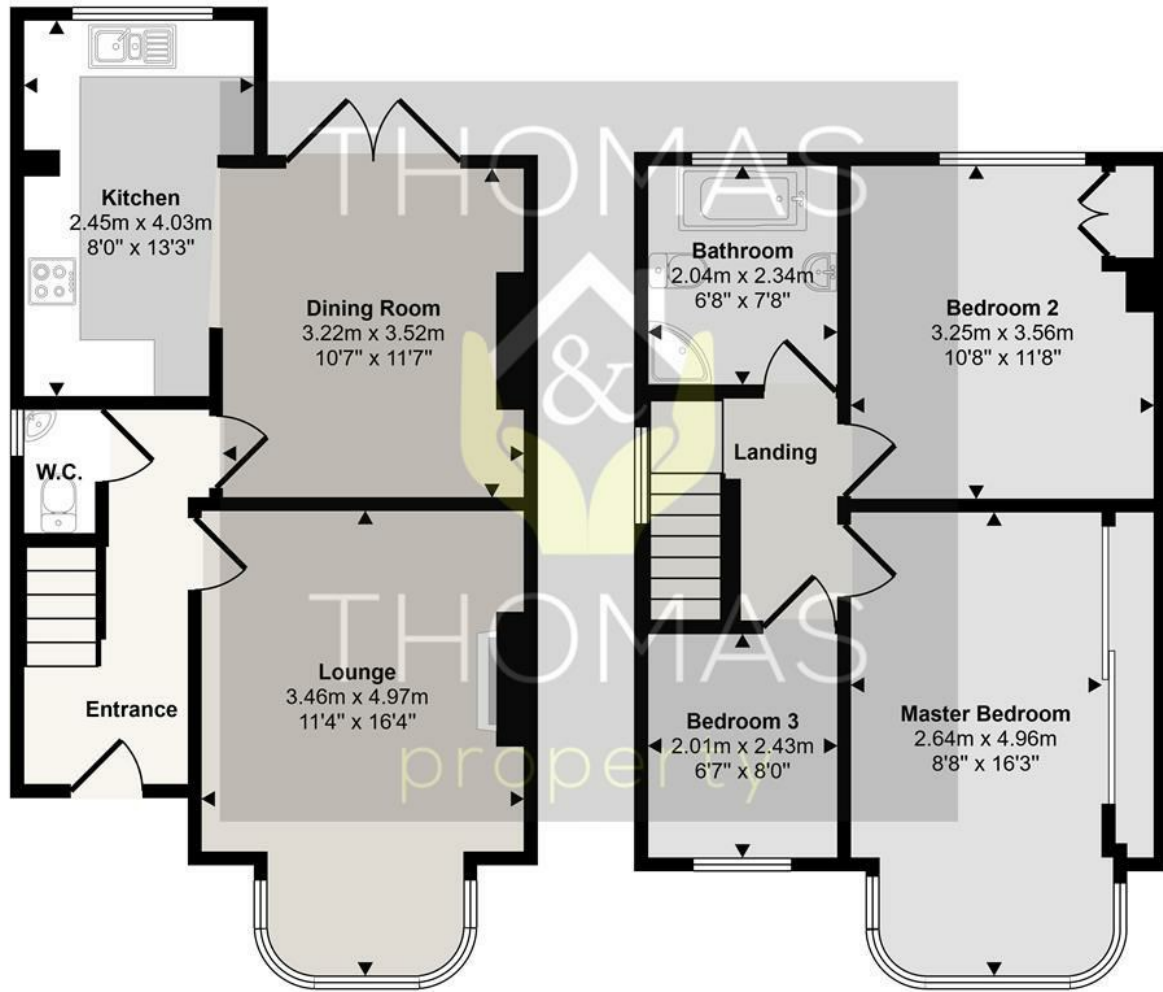
Upstairs there are two double bedrooms, the master bedroom equipped with built in wardrobes, a single bedroom and a modern fitted bathroom with separate shower and bath.

Outside is the impressive sized garden with patio area and side access. To the front of the property is driveway parking for two cars.

- Three Bedrooms
- Semi Detached
- Period Features
- Substantial Garden
- Off Road Parking
- Modern Kitchen and Bathroom




Approx Gross Internal Area  
88 sq m / 943 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft

First Floor  
Approx 43 sq m / 464 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



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