



46 Orchard Rise, Gloucester, GL19 3AT

Asking Price £325,000

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A superb family home located in the sought after village of Tibberton. The property offers a fantastic open plan ground floor, comprising an entrance hall, lounge and a kitchen/diner benefiting from integrated appliances. A sun room completes the ground floor with double doors opening into the garden. Upstairs you will find the family bathroom, three bedrooms where bedroom one spans the full width of the property overlooking the front garden. Externally the property offers a generous front garden and a low maintenance rear garden which has been laid to slate effect slab, recently replaced fencing, integral access to the garage and rear access to the driveway parking area. Additionally the property benefits from double glazing, air source heat pump with central heating, solar panels and two off road parking space.

- Three Bedrooms
- Openplan Living
- Modern Kitchen
- Garage
- Parking For Two Vehicles
- Village Location

Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.



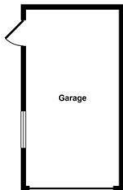
Approx Gross Internal Area
92 sq m / 993 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 38 sq m / 412 sq ft



Garage
Approx 13 sq m / 142 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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 300.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) 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		
(38-54) 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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