



35 Tudor Close, Gloucester, GL3 1AW

£1,895 Per Month

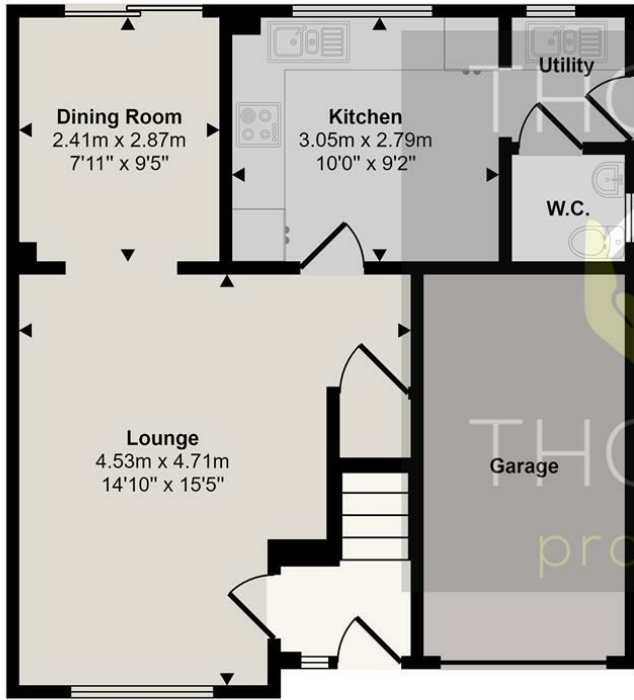
This very well presented family home, located on the popular Highgrove estate in Churchdown, tucked away in a quiet cul de sac and within close proximity to good schools, shops and bus routes.

Briefly comprising of: Entrance hall, large lounge with electric fire, dining room, kitchen with appliances and a WC. Upstairs there are four bedrooms, the largest with en suite shower room and a family bathroom with shower over bath.

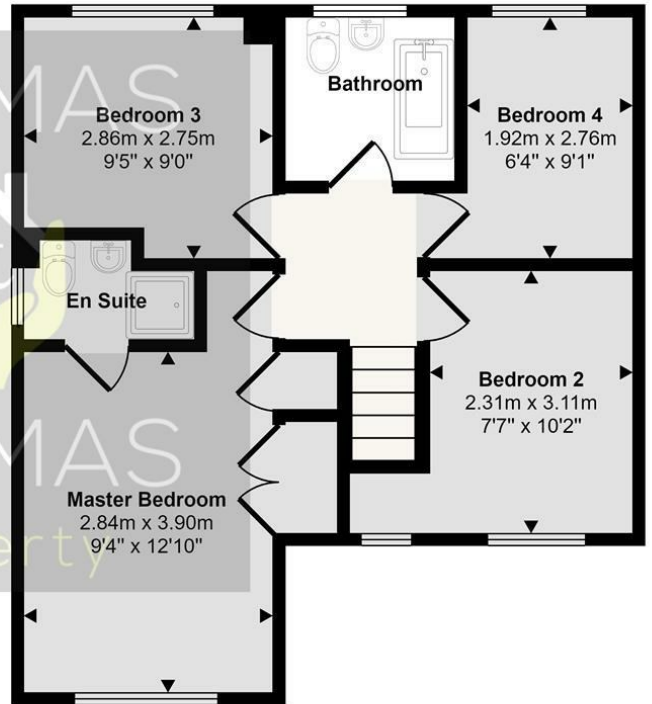
Outside there is a good sized garden with patio and grass area as well as side access. The property also has a garage and two off road parking spaces.

- Four Bed Detached
- Well Presented
- Long Term Rental
- Bathroom, En Suite & WC
- Private Enclosed Garden
- Available July

Approx Gross Internal Area
99 sq m / 1062 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft



First Floor
Approx 46 sq m / 500 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 | | |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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