



## 4 Longstone Avenue, Gloucester, GL2 9FS

Offers Over £350,000

Thomas & Thomas property are pleased to be offering this well presented three bedroom detached located in the popular area of Longford

The property briefly comprises of entrance hallway with lounge, downstairs WC and under stairs storage cupboard. The property boasts a kitchen diner and utility room with integrated Nef Oven, Fridge Freezer and Dishwasher. Upstairs the master bedroom benefits fitted wardrobes and an en suite. A further two bedrooms and family bathroom with shower over bath.

The property also benefits from a garage with power and lighting, and driveway parking, a good size rear garden with side access. Call us on 01452 348208 to arrange a viewing!

- Three Bedrooms
  - Detached
  - Garage
- Well Presented
- Good Size Garden
- Kitchen/Diner



Approx Gross Internal Area  
87 sq m / 935 sq ft



Ground Floor

Approx 43 sq m / 466 sq ft

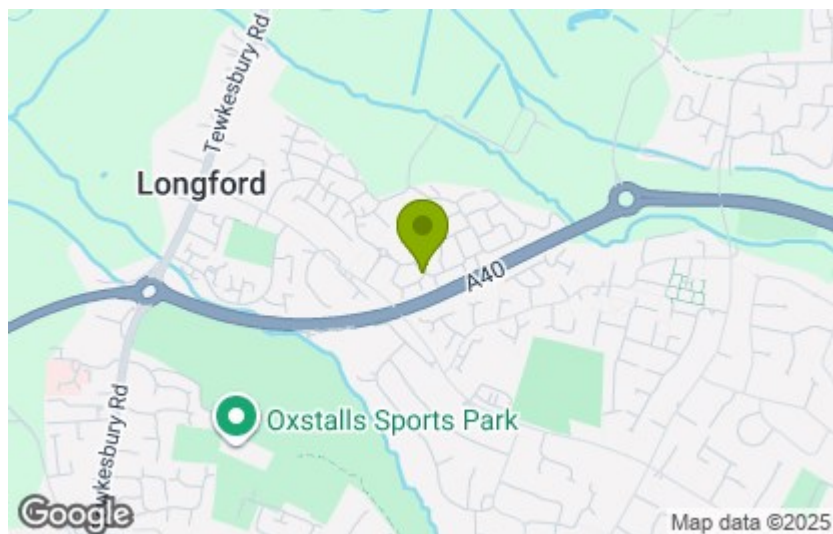
First Floor

Approx 44 sq m / 469 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		93
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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