



48 Winter Gate Road, Gloucester, GL2 9FB

Asking Price £225,000

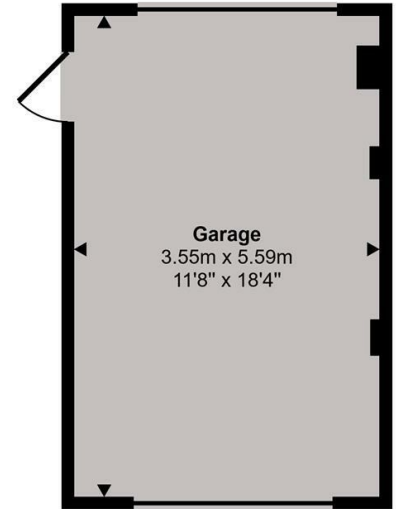
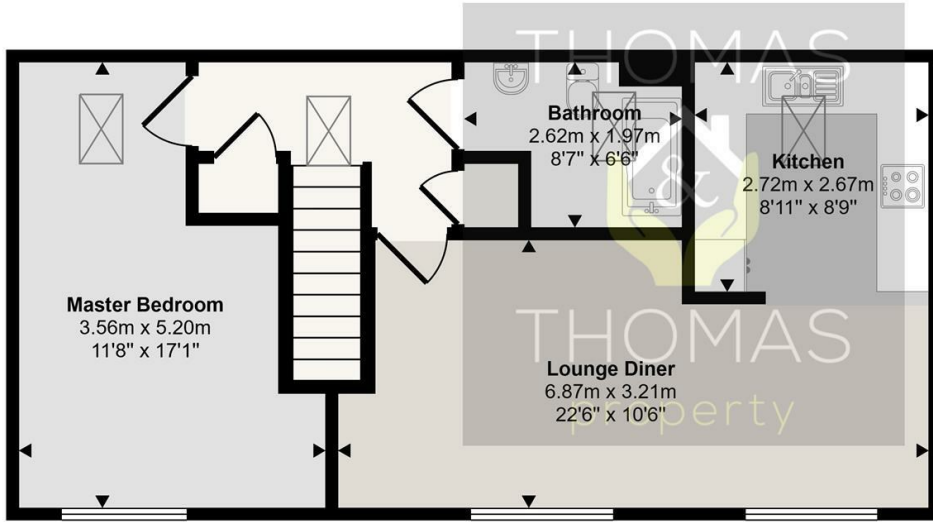
We are pleased to be offering this spacious and immaculate one bedroom coach house in Longford.

Briefly comprising of, entrance with stairs leading to the landing. On the right you are greeted with a good size lounge, with dining area and kitchen, with integrated fridge freezer, washing machine and dishwasher. Additionally, a roomy bedroom and bathroom with shower over bath.

The property also benefits a garden which is accessible through the garage (which has power and lighting) and an allocated parking space.

- One Bedroom Coach House
 - Garage
 - Garden
- Integrated Appliances
- Immaculate Condition
 - Parking

Approx Gross Internal Area
76 sq m / 813 sq ft



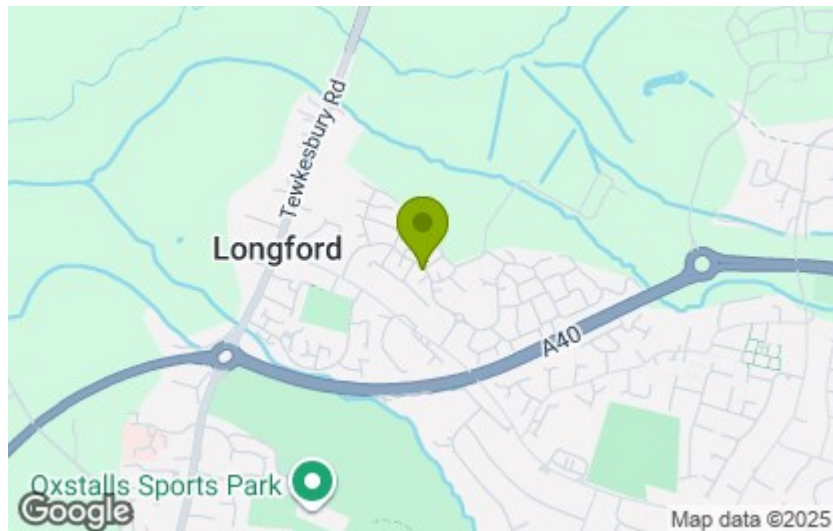
First Floor
Approx 56 sq m / 599 sq ft

Garage
Approx 20 sq m / 213 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		95
(81-91) B	81	
(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.