



## 11 Hawfinch Road, Gloucester, GL2 9FX

Offers Over £350,000

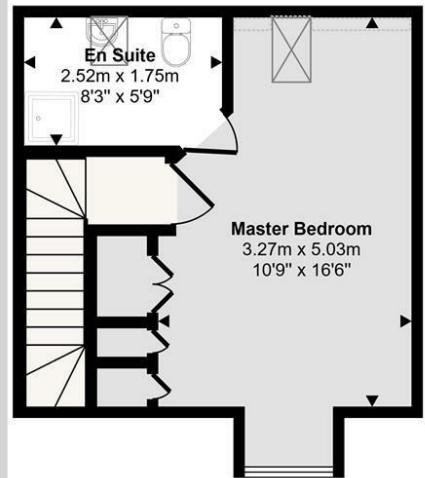
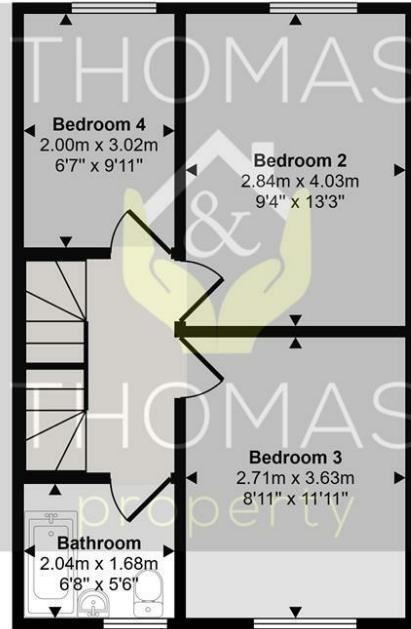
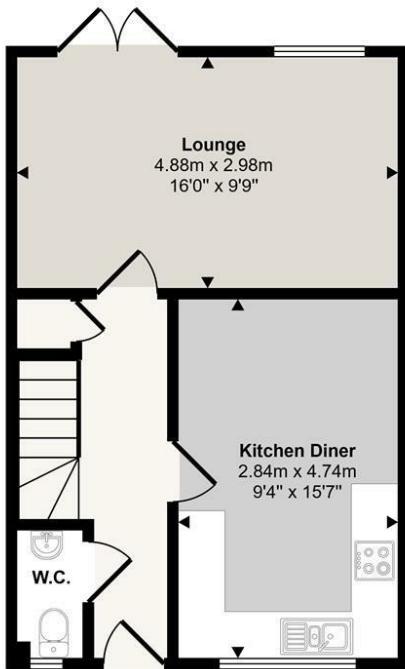
Thomas and Thomas are pleased to present this four bedroom, semi detached townhouse located in Longford, benefiting from driveway parking and a garage.

Briefly comprising of: Entrance hall with WC, under stairs storage cupboard and a good sized kitchen / diner with freestanding appliances. The spacious lounge is located to the back of the property with double doors leading to the garden. The current owners have created a low maintenance garden, perfect for entertaining in the added garden room.

On the first floor there are two double bedrooms, a single bedroom and shared family bathroom with shower over bath. On the top floor is the master bedroom with built in storage and en suite shower room.

- Four Bedrooms
- Semi Detached
- Garage and Driveway Parking
- Garden Room
- Master Bedroom on Top Floor
- Low Maintenance Garden

Approx Gross Internal Area  
103 sq m / 1109 sq ft



#### Ground Floor

Approx 38 sq m / 413 sq ft

Denotes head height below 1.5m

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.

#### First Floor

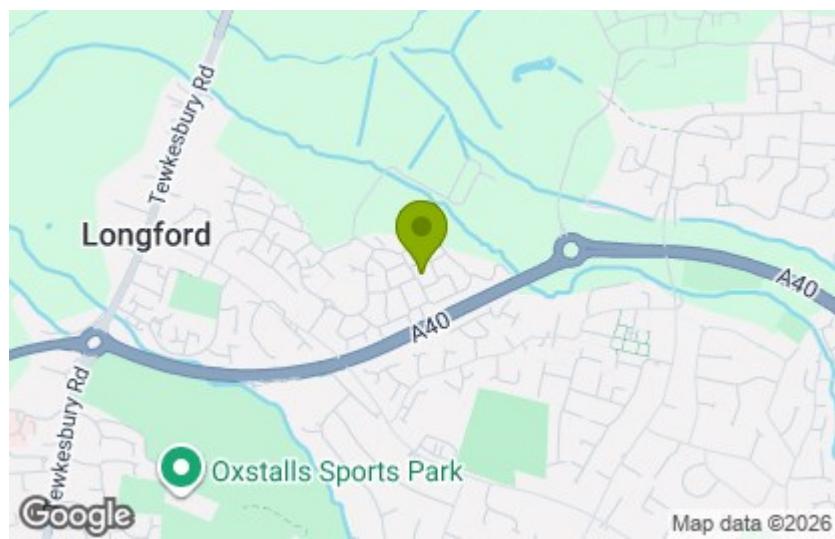
Approx 38 sq m / 414 sq ft

#### Second Floor

Approx 26 sq m / 282 sq ft

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	84	94
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		



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.