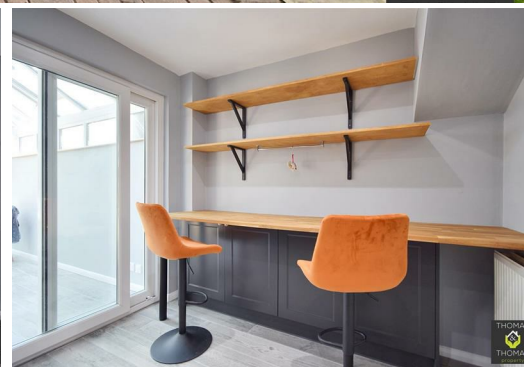




63 Wharfdale Way, Gloucester, GL2 4JE

£1,400 Per Month

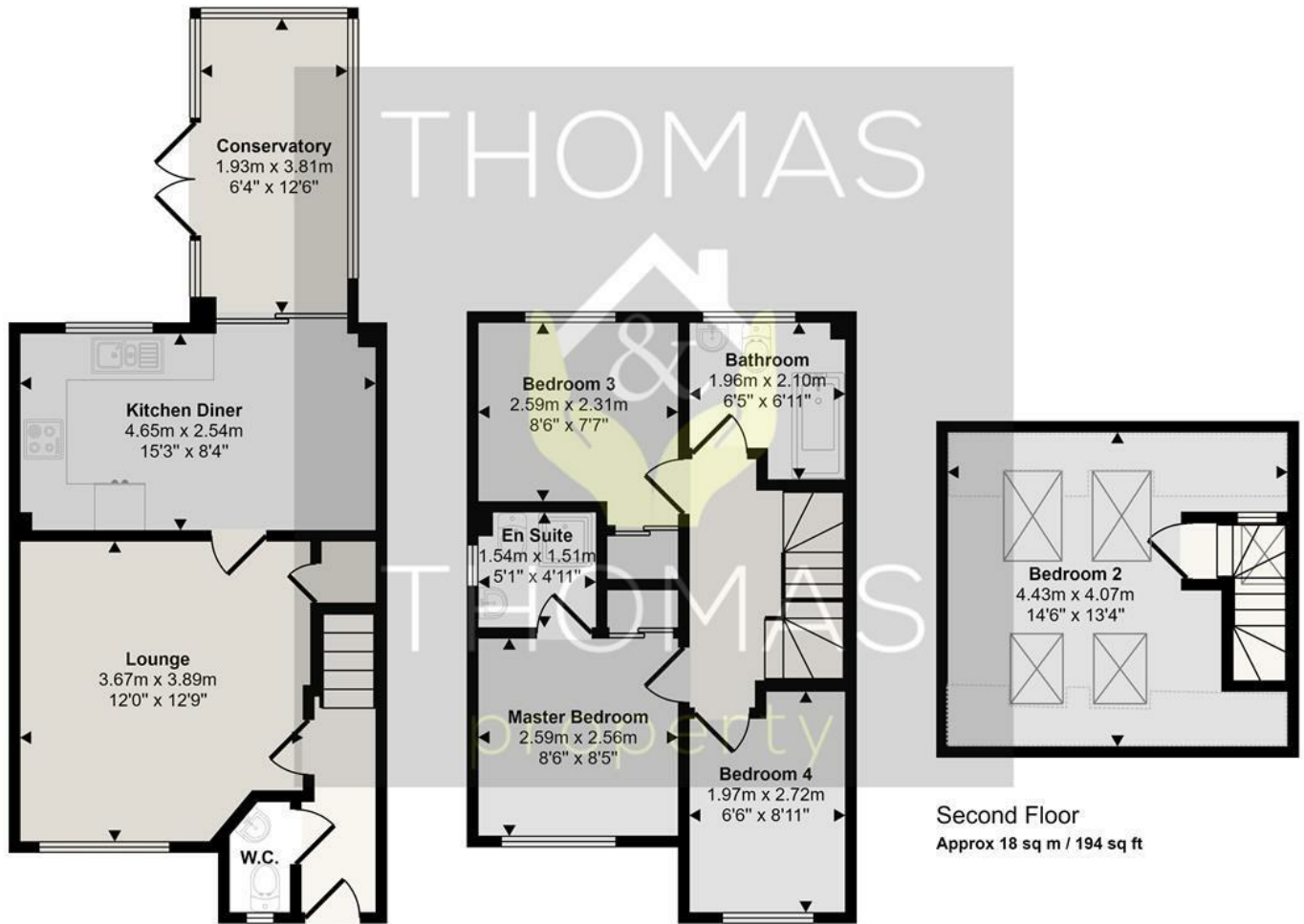
A very well presented four bedroom family home located in Hardwicke at the end of a quiet cul de sac, benefiting from off road parking for four cars.

Comprising of: Entrance hall with WC, good sized lounge with storage under the stairs, kitchen / diner with breakfast bar and integrated dishwasher. There is also a conservatory with patio doors leading out to the enclosed garden with patio and grass area.

On the first floor are three bedrooms, the main benefiting from an en suite shower room. There is also a family bathroom with shower over bath. Finally, the attic space has been converted to create a spacious fourth bedroom.
AVAILABLE NOVEMBER

- Four Bedrooms
- Modern Throughout
- Lounge & Conservatory
- En Suite & Family Bathroom
- Four Off Road Parking Spaces
- Available NOVEMBER

Approx Gross Internal Area
91 sq m / 983 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft

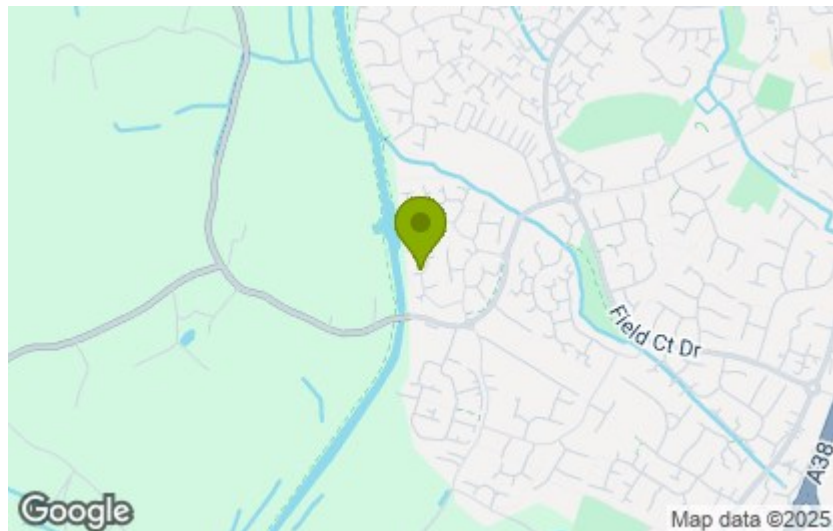
First Floor
Approx 33 sq m / 358 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.