



9 Oswalds Close, Gloucester, GL2 9FE

£1,400 Per Month

We are pleased to be offering this well presented three bedroom semi detached home in Longford.

Accommodation briefly comprising of, entrance hallway with downstairs WC, good size lounge and to the rear of the property kitchen/dining space with doors leading to the garden.

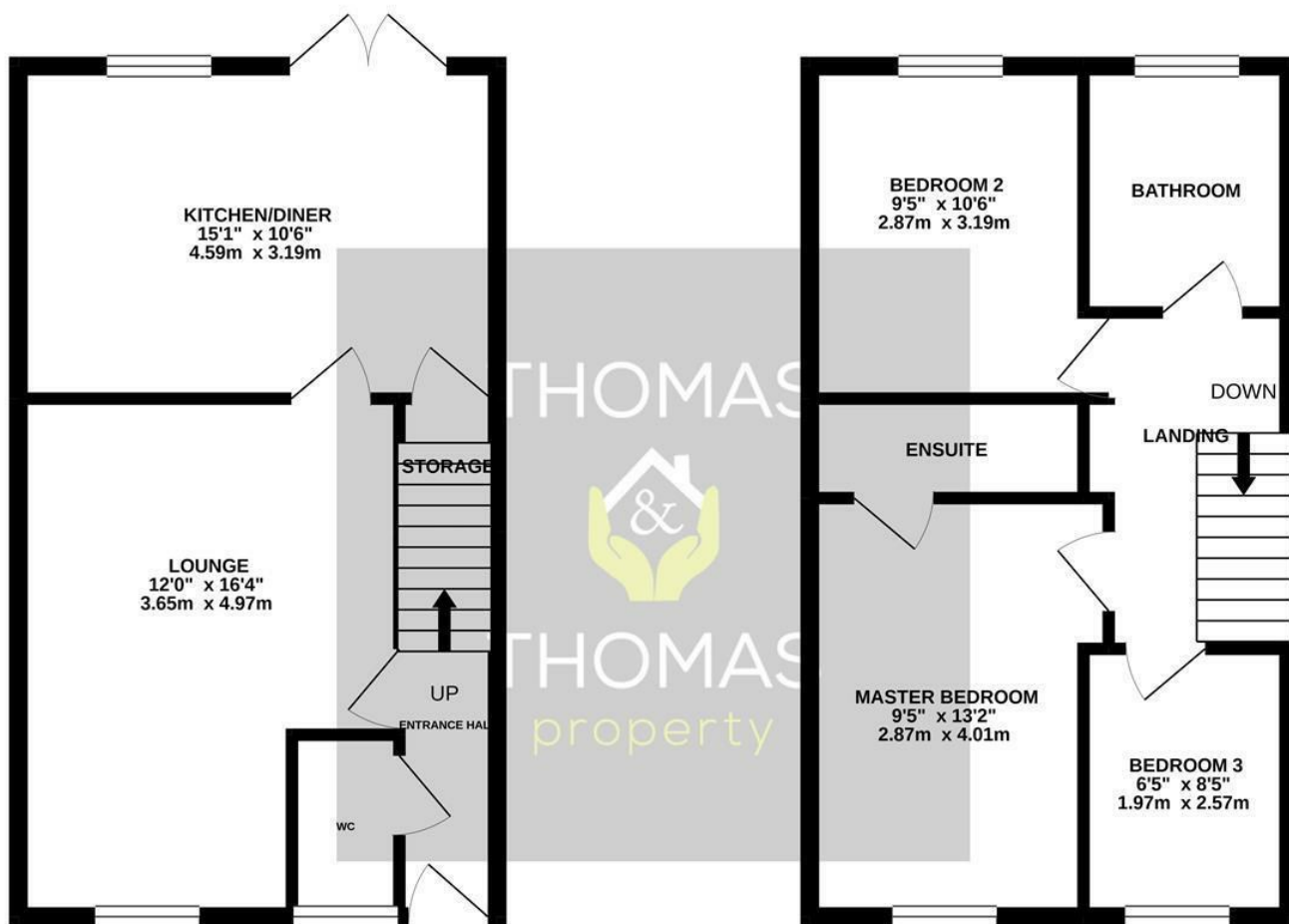
Upstairs are two double bedrooms, master with en suite shower, single bedroom and main family bathroom.

The property also benefits a garage with parking, warmed via gas central heating and is available to let now!

- Three Bedrooms
 - Longford
- En Suite to Master
- Garage with Parking
 - Garden
- Available NOW

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

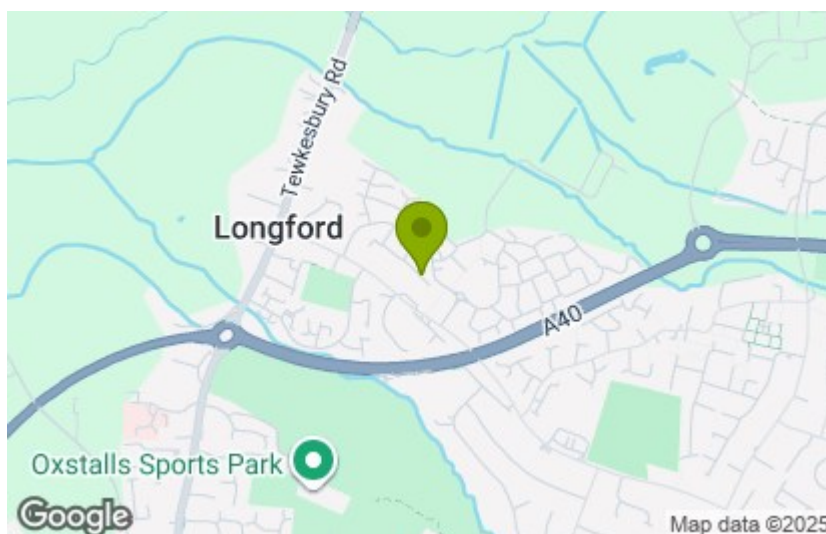


TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	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	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.

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