



## 3 Chapel Gardens, Gloucester, GL2 4XJ

Asking Price £280,000

We are pleased to bring to this market this well presented three bedroom family home located on Chapel Gardens, Quedgeley and offered to the market CHAIN FREE!

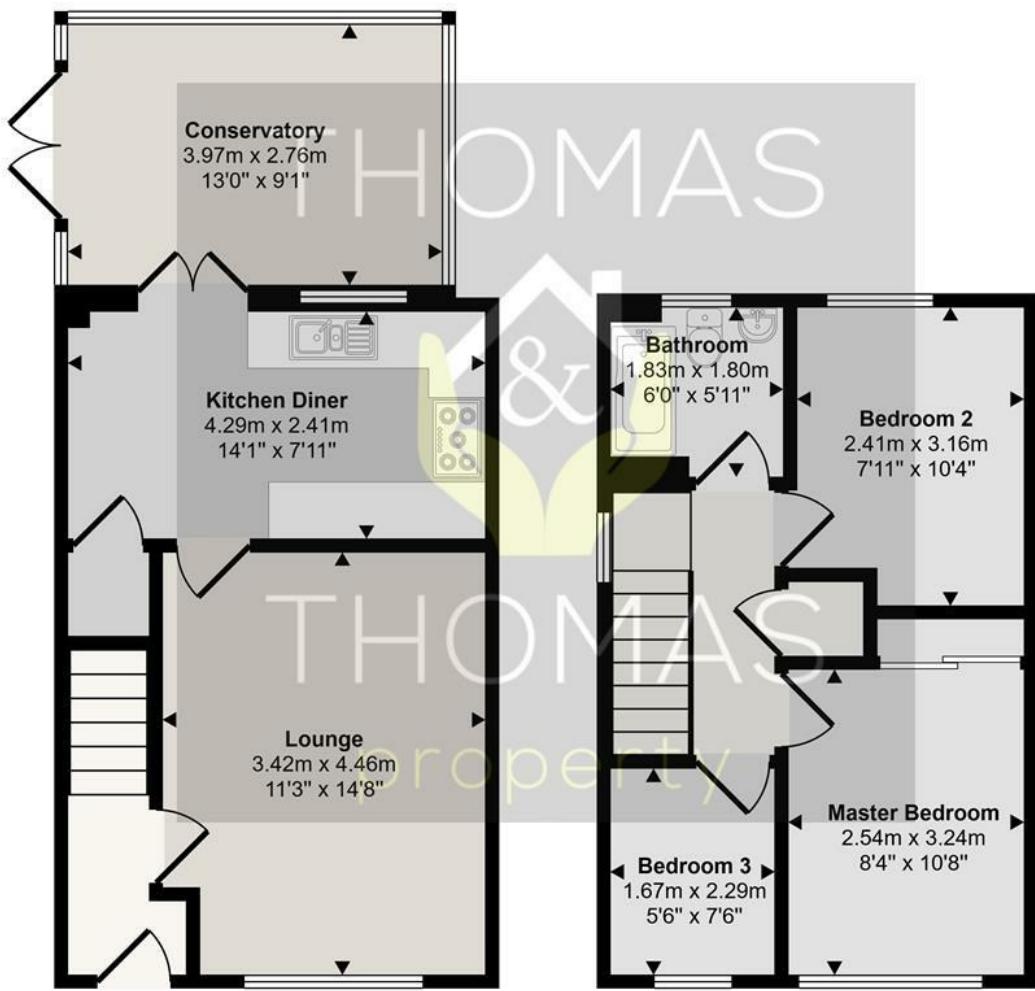
Briefly comprising of: Entrance hall leading to the good sized lounge with bay window. There is a kitchen / diner with space for all freestanding appliances and finally a lovely conservatory currently used as the dining room.

Upstairs there are two double bedrooms, a single bedroom and modern tiled bathroom with shower over bath.

Outside there is a private enclosed garden and garage with driveway parking to the front.

- Chain Free
- Link Detached
- Three Bedrooms
- Garage & Off Road Parking
- Conservatory
- Cul De Sac Location

Approx Gross Internal Area  
75 sq m / 802 sq ft



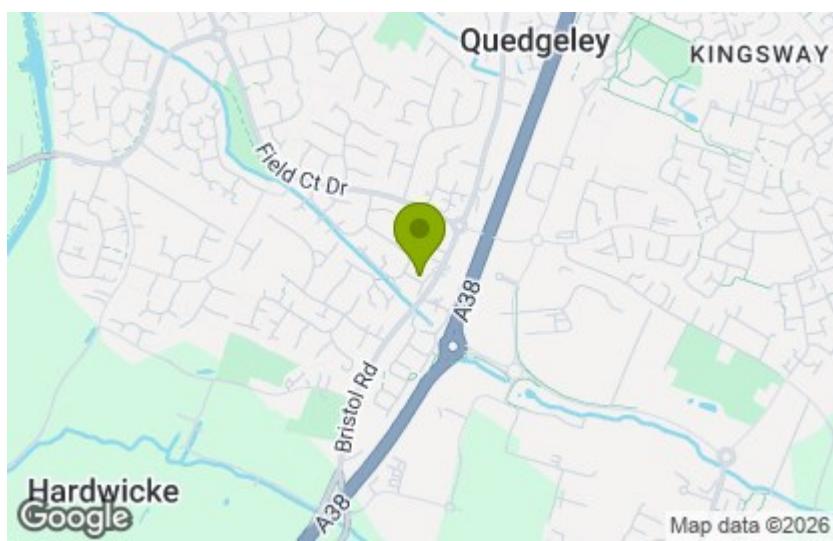
Ground Floor  
Approx 43 sq m / 466 sq ft

First Floor  
Approx 31 sq m / 336 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		
(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	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		
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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.