



## 5 Hawfinch Road, Gloucester, GL2 9FX

Asking Price £255,000

Smart semi-detached modern home spans an inviting 614 square feet, making it an ideal choice for first-time buyers or those seeking a comfortable retreat.

Upon entering, you are welcomed into a spacious living room that overlooks the close, providing a warm and inviting atmosphere for relaxation or entertaining guests. The heart of the home is undoubtedly the fitted open-plan kitchen diner, which features patio doors that seamlessly connect to the enclosed rear garden. This outdoor space is perfect for enjoying sunny days or hosting barbecues with family and friends.

The property boasts two generously sized double bedrooms, each designed to offer comfort and tranquility. These rooms are serviced by a modern bathroom & down stairs cloakroom ensuring that all your needs are met with style and functionality.

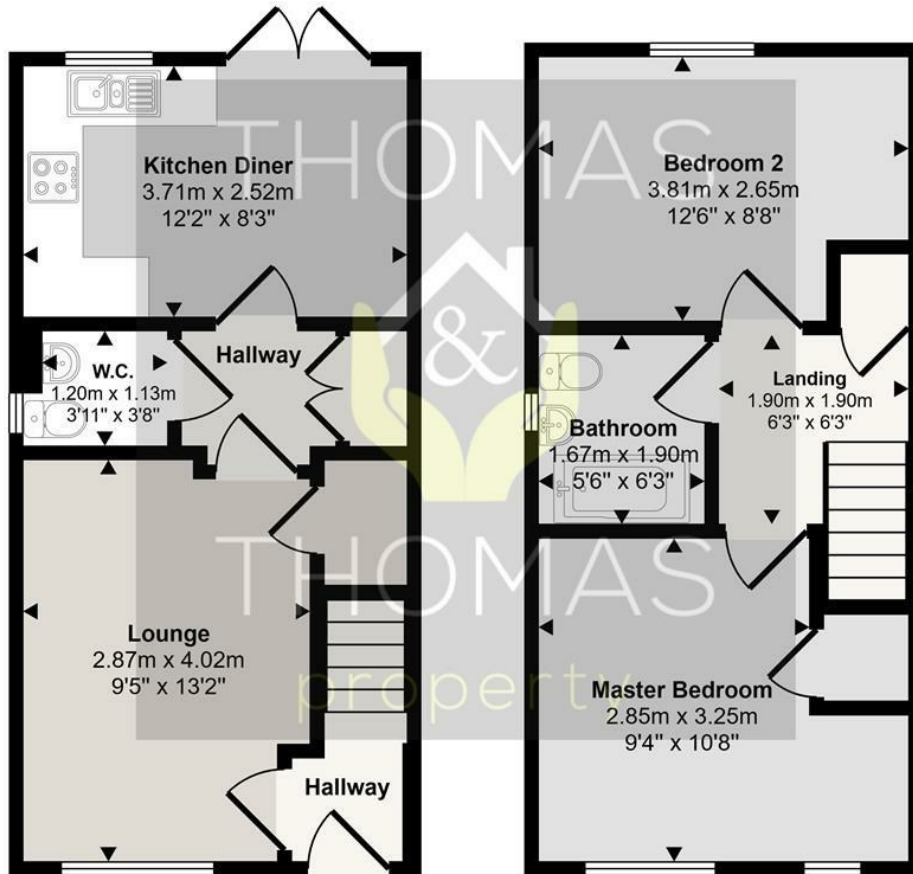
For those with vehicles, the block-paved driveway accommodates two cars, providing convenience and ease of access. The low-maintenance rear garden, complete with side access, allows for a private outdoor space without the burden of extensive upkeep.

With easy access to local amenities and excellent commuting links, this property is perfectly situated for both work and leisure. Whether you are looking to settle down or invest, this home on Hawfinch Road is a wonderful opportunity not to be missed.


- Modern semi-detached home
- Open plan fitted kitchen diner
  - Spacious living room.
  - Two double bedrooms
- Modern bathroom & cloakroom
- Block paved driveway & low maintenance garden




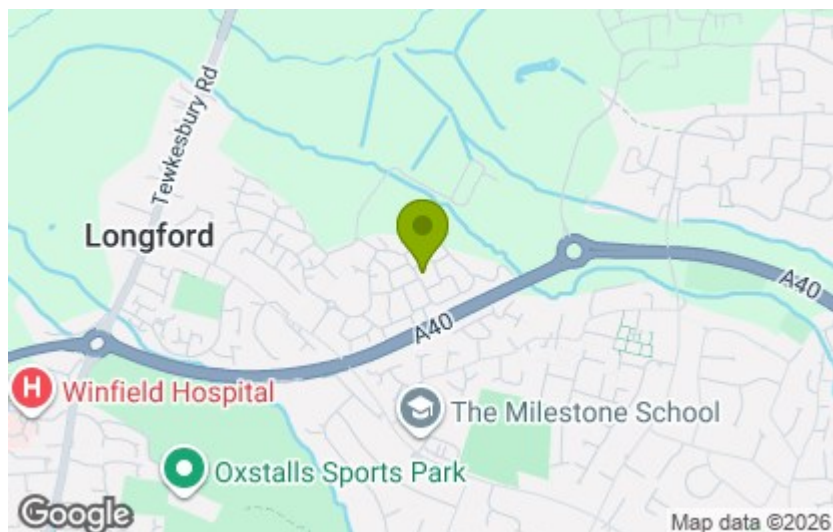
Approx Gross Internal Area  
61 sq m / 659 sq ft



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			96
(81-91) B		82	
(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			
(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	



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