



## 28 Tolsey Gardens, Gloucester, GL4 0DR

Offers In The Region Of  
**£130,000**

This well presented maisonnette is ideal for an investment buy or your first home. Located close to local schools, amenities and transport routes with easy access to Gloucester City centre.

The property features a bright and welcoming entrance hall with two handy storage cupboards. The open plan lounge / dining / kitchen area is the ideal entertaining space with ample cupboard space and room for all freestanding appliances.

Down the corridor is the spacious bathroom with shower over bath and finally two double bedrooms.

The property has been recently redecorated and recarpeted throughout, so ready to move in to.

- Chain Free
- Ground Floor Maisonette
- Recently Redecorated & New Carpets
- Two Bedrooms
- Open Plan Kitchen / Living Space
- Allocated Parking



Approx Gross Internal Area  
50 sq m / 538 sq ft

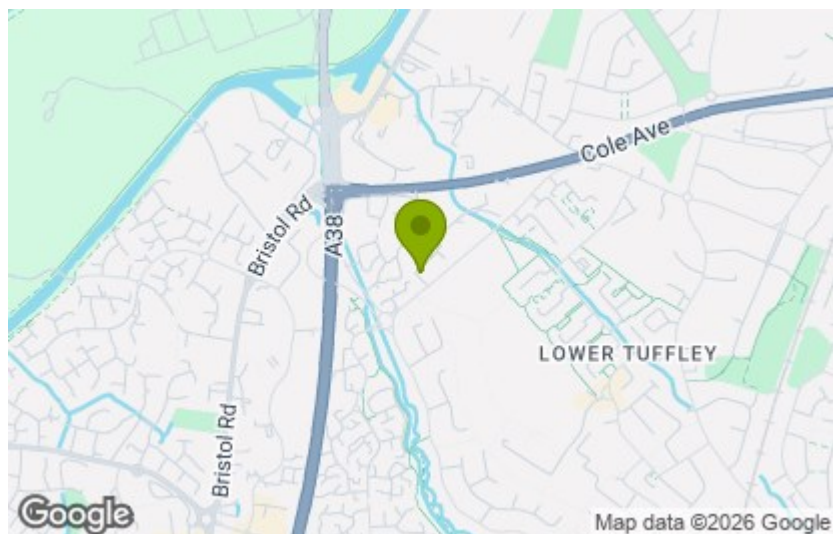


Floorplan

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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