

## 16 Shelduck Road, Gloucester, GL2 4LQ

Asking Price £250,000

Located down a cul-de-sac on the south side of Gloucester, this ultra-modern terraced home offers a perfect blend of comfort and contemporary living. Built in 1990, the property has been thoughtfully extended to include a spacious entrance hall and a convenient cloakroom, enhancing its appeal for modern lifestyles.

As you step inside, you are greeted by a stylish open-plan layout that seamlessly connects the modern fully fitted kitchen, complete with a breakfast bar, to the inviting lounge diner. This design not only maximises space but also creates an ideal setting for entertaining guests or enjoying family time.

The property boasts two generously sized double bedrooms, each designed to provide a restful retreat. These rooms are well-served by a modern bathroom featuring a P-shaped bath, perfect for unwinding after a long day.

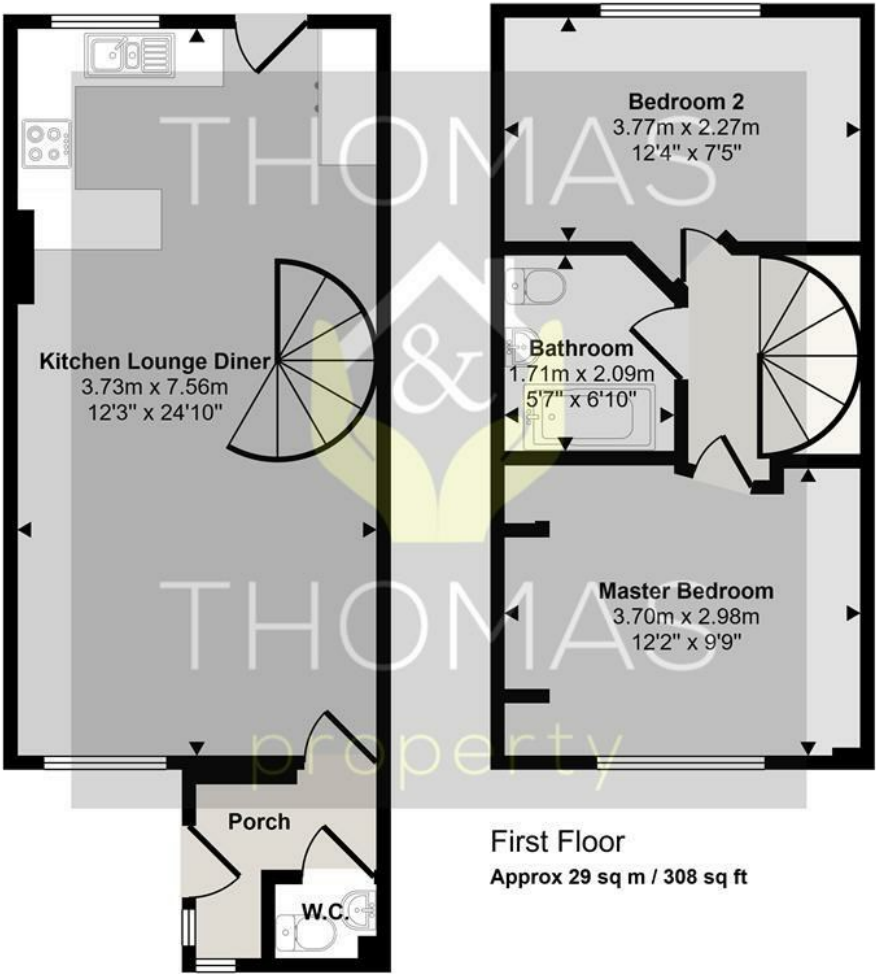
Outside, the enclosed low-maintenance garden offers a private outdoor space, ideal for relaxation or al fresco dining. Additionally, the driveway accommodates two cars, ensuring convenience and ease of living.

This charming home is perfect for first-time buyers, small families, or anyone seeking a modern lifestyle in a peaceful setting. With its excellent location and thoughtful design, this property is not to be missed.

- Ultra modern extended home
  - Two double bedrooms
  - Open plan living
- Modern fitted kitchen & bathroom
  - Cloakroom
- Driveway for two cars



Approx Gross Internal Area  
61 sq m / 653 sq ft

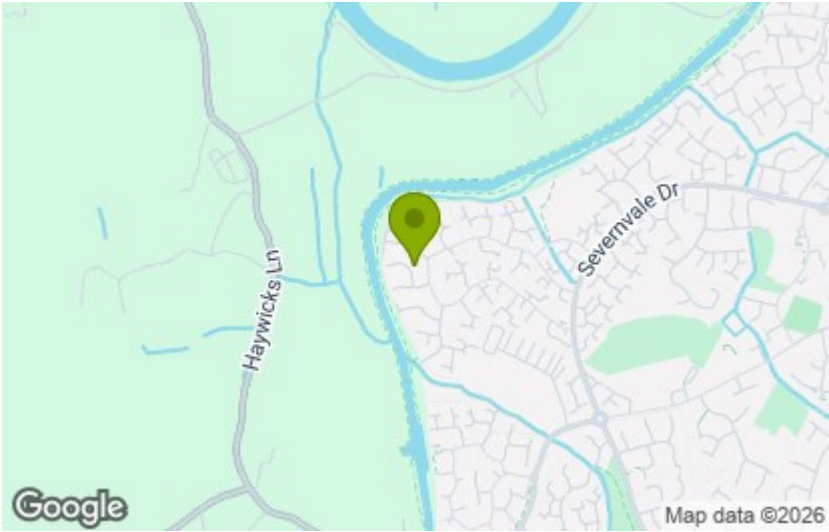


**Ground Floor**  
Approx 32 sq m / 345 sq ft

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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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