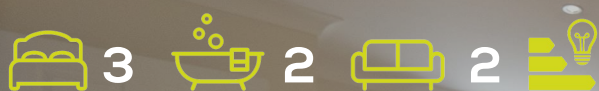




6 The Elms, Gloucester, GL2 0BS

Asking Price £250,000



Located within a cul-de-sac of Longlevens, we are pleased to present for sale this very well presented three bedroom family home. The property is offered for sale with no onward chain and comprises, an entrance hall, a 15ft open plan kitchen/diner where the kitchen benefits integrated appliances, lounge and a downstairs wc completes the ground floor.

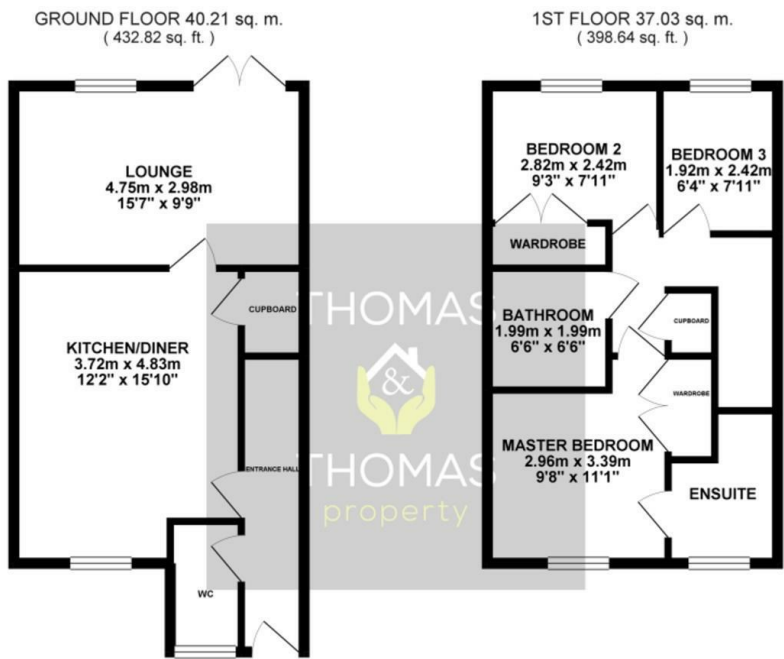
Upstairs the property offer three bedrooms with the master bedroom further benefiting en-suite facilities and two double fitted wardrobes and a modern fitted shower room.

Externally you will find an enclosed and low maintenance rear garden with gated side access then leading around to tis garage and allocated parking space.

- Three Bedroom
- En-Suite To Master
- Cloakroom
- Very Well Presented
- Garage With Parking
- No Onward Chain

Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.



TOTAL FLOOR AREA - 77.25 sq. m. (831.46 sq. ft.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their suitability or efficiency can be given.

Made with Viewpoint 8/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.