



54 Friars Orchard, Gloucester, GL1 1GF

£250,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in a central location, this modern 3-bedroom end of terrace townhouse offers a perfect blend of contemporary living and convenience, ideal for those seeking a stylish home close to local amenities.

The ground floor features a bright, open-plan kitchen/diner, designed for easy living and entertaining, along with a convenient WC. On the first floor, you'll find a spacious lounge that provides a comfortable retreat, with French doors that offer an inviting view of the garden. This floor also includes a well-proportioned double bedroom, complete with a charming Juliette balcony that adds an elegant touch and allows for plenty of natural light.

The second floor houses the remaining two light and airy bedrooms, along with a well-equipped family bathroom, ensuring comfort and privacy for all members of the household.

Being situated on the corner, the property offer a light and airy feel and benefits from a parking garage with one allocated parking spot, offering practicality in a central location where parking is highly sought after. Additionally, the property is offered with no onward chain, ensuring a smooth and hassle-free purchase.

This townhouse combines modern design with practical living in a prime location, offering an excellent opportunity for those looking to move into a well-appointed home without delay.

Agents Note.

Leasehold.

999 Years from 1st July 2014.

EPC Rating: B84

Gloucester City Council Band: C


Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Service charges - Approx. £650pa

- 3 Bedroom Townhouse
- End of Terrace
- No Onward Chain
- Light and Airy Property
- Close Proximity to Town Centre
- Private Parking Garage
- EPC Rating- B84
- Council Tax Band - C

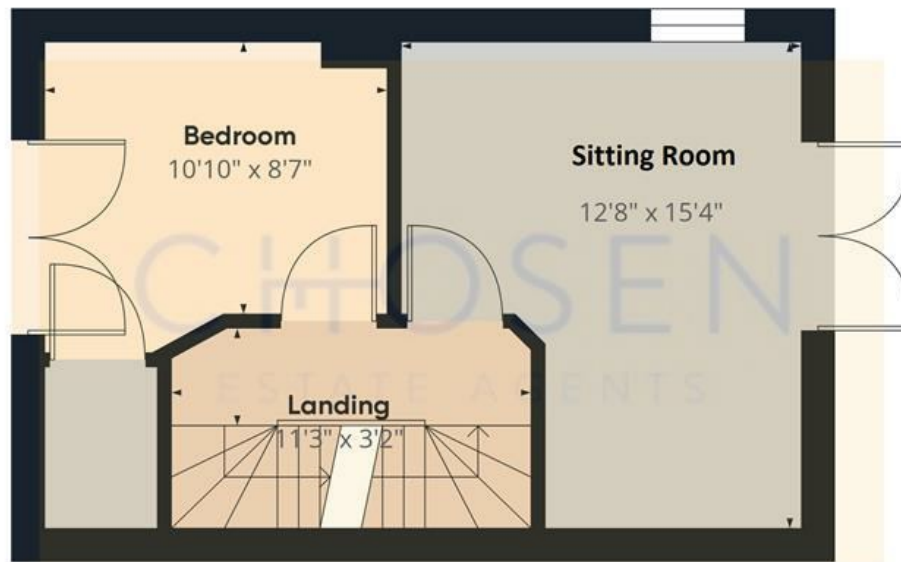
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
961.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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