



5 James Way, Gloucester, GL3 3TE

Offers Over £250,000

Offered to the market chain free, this well-presented two-bedroom home is situated in a highly sought-after cul-de-sac location, providing an excellent opportunity for first-time buyers, downsizers, or investors alike.

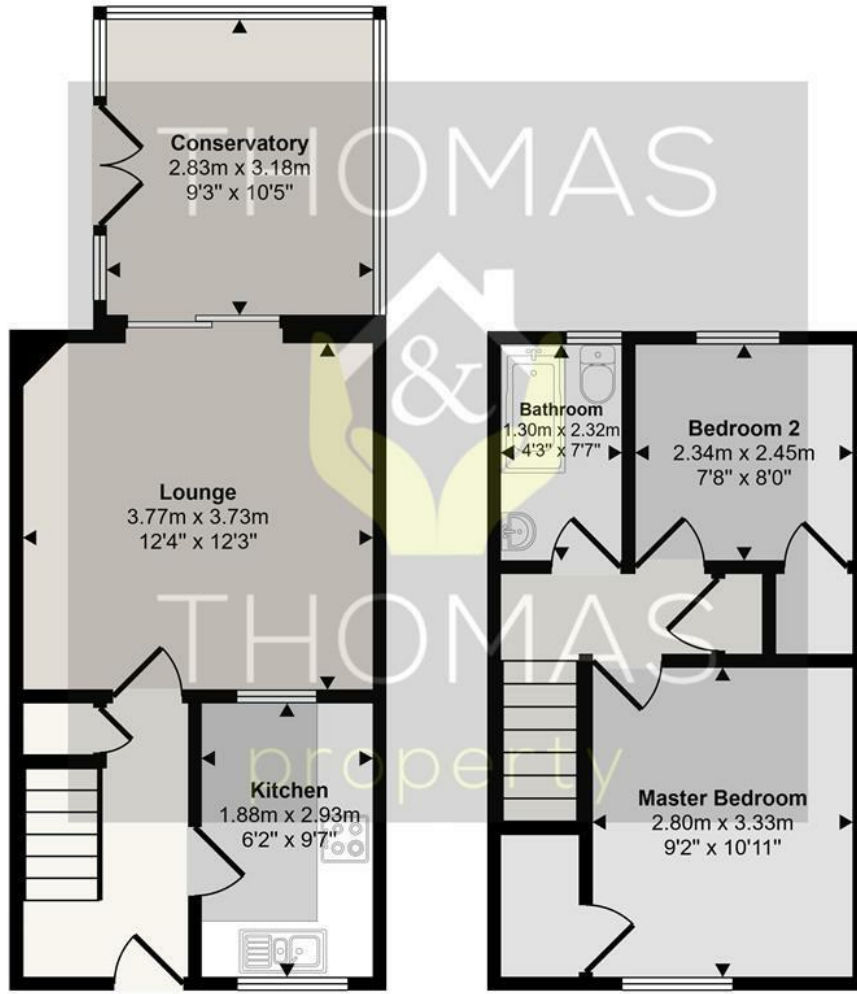
The property offers well-proportioned accommodation throughout, complemented by a bright and airy conservatory that provides additional living space and enjoys views over the enclosed rear garden. The home has been maintained to a good standard and is ready for immediate occupation.

Externally, the property benefits from a garage and driveway parking for two vehicles, while the enclosed rear garden offers a private outdoor space ideal for relaxing, entertaining, or family enjoyment.

Conveniently positioned within a popular residential setting, this attractive home combines peaceful surroundings with easy access to local amenities and transport links. Early viewing is highly recommended.

- Two bedrooms
 - Garage
- Driveway parking
 - Chain free
 - Conservatory
- Enclosed rear garden

Approx Gross Internal Area
62 sq m / 665 sq ft



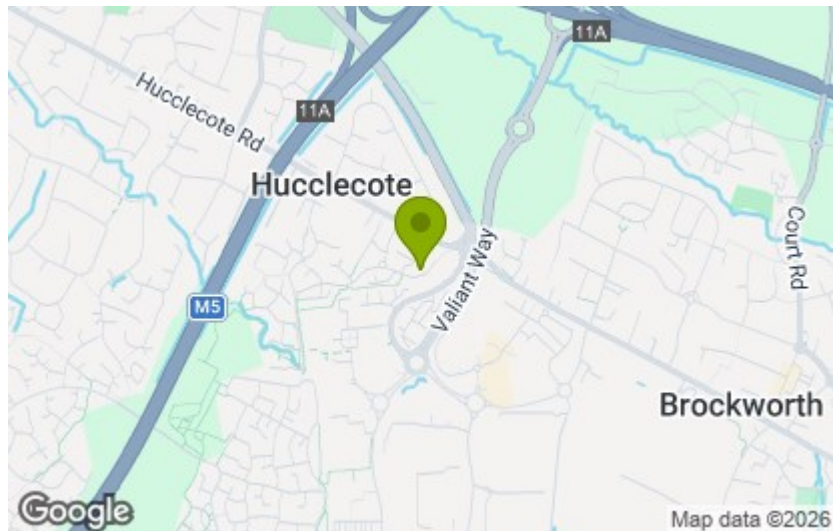
Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 26 sq m / 281 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			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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