



57 Park Avenue, Gloucester, GL2 0EA

Offers Over £285,000

Park Avenue is a lovely three bedroom family home offered to the market chain free. The property features bright and welcoming interiors a landscaped garden, and the opportunity for someone to put their own stamp on a fantastic home.

Briefly comprising on entrance hall with additional storage leading to the enclosed, good sized lounge with dual window and feature fireplace creating a cosy family space. The kitchen / dining space is the hub of the home with built in oven and hob, and room for all freestanding appliances.

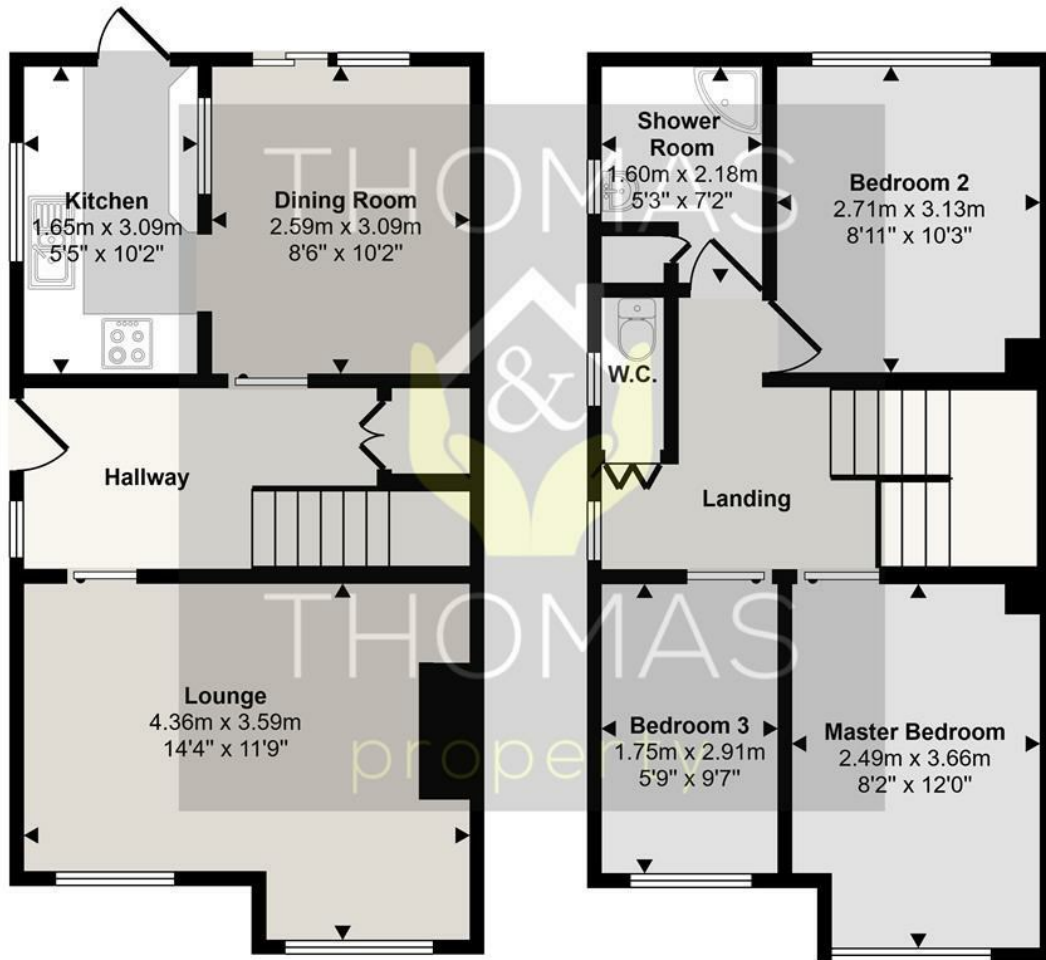
The patio doors lead out to the private enclosed garden with patio and grass space with additional workshop equipped with power and lighting.

Upstairs there are three well-proportioned bedrooms, two of which are doubles. A bathroom with freestanding shower and separate WC. To the front of the property is a newly laid gravel driveway for multiple cars and grassed area.

A rare opportunity to acquire a distinguished home in a sought-after address.

- Three bedroom family home
- Offered to the market chain free
- Enclosed rear garden with workshop
- Gravel driveway for multiple cars
- Scope to extend and create open plan living
- Close to local schools and amenities

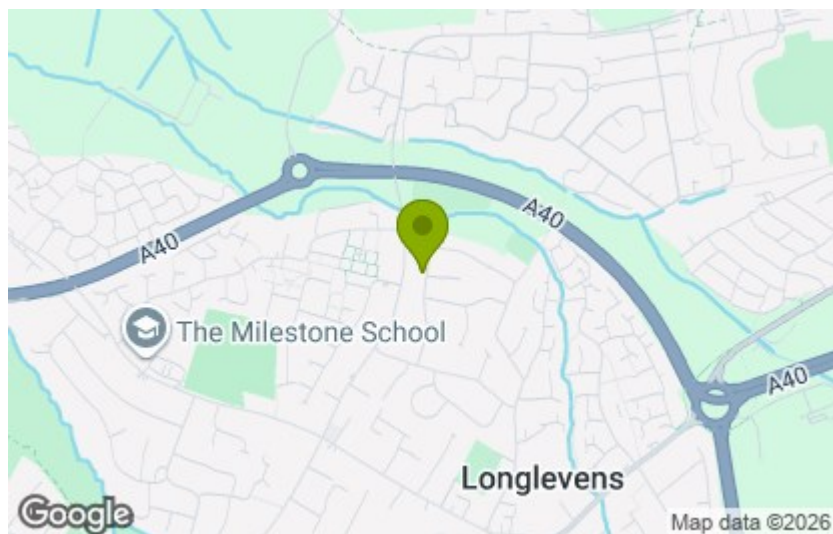
Approx Gross Internal Area
75 sq m / 802 sq ft



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		
(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	81

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		
(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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