



45 Elmbridge Road, Gloucester, GL2 0NX

Asking Price £475,000

Delightful semi-detached house, built in 1908, offers a perfect blend of classic elegance and modern living. Commanding a sizable plot, this bay-fronted family home spans three storeys, providing ample space for a growing family.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the extended open-plan fitted kitchen diner, which boasts a large central island, exquisite stone worktops, and bi-fold doors that open up to the garden, creating a seamless indoor-outdoor living experience. This space is perfect for family gatherings and social occasions.

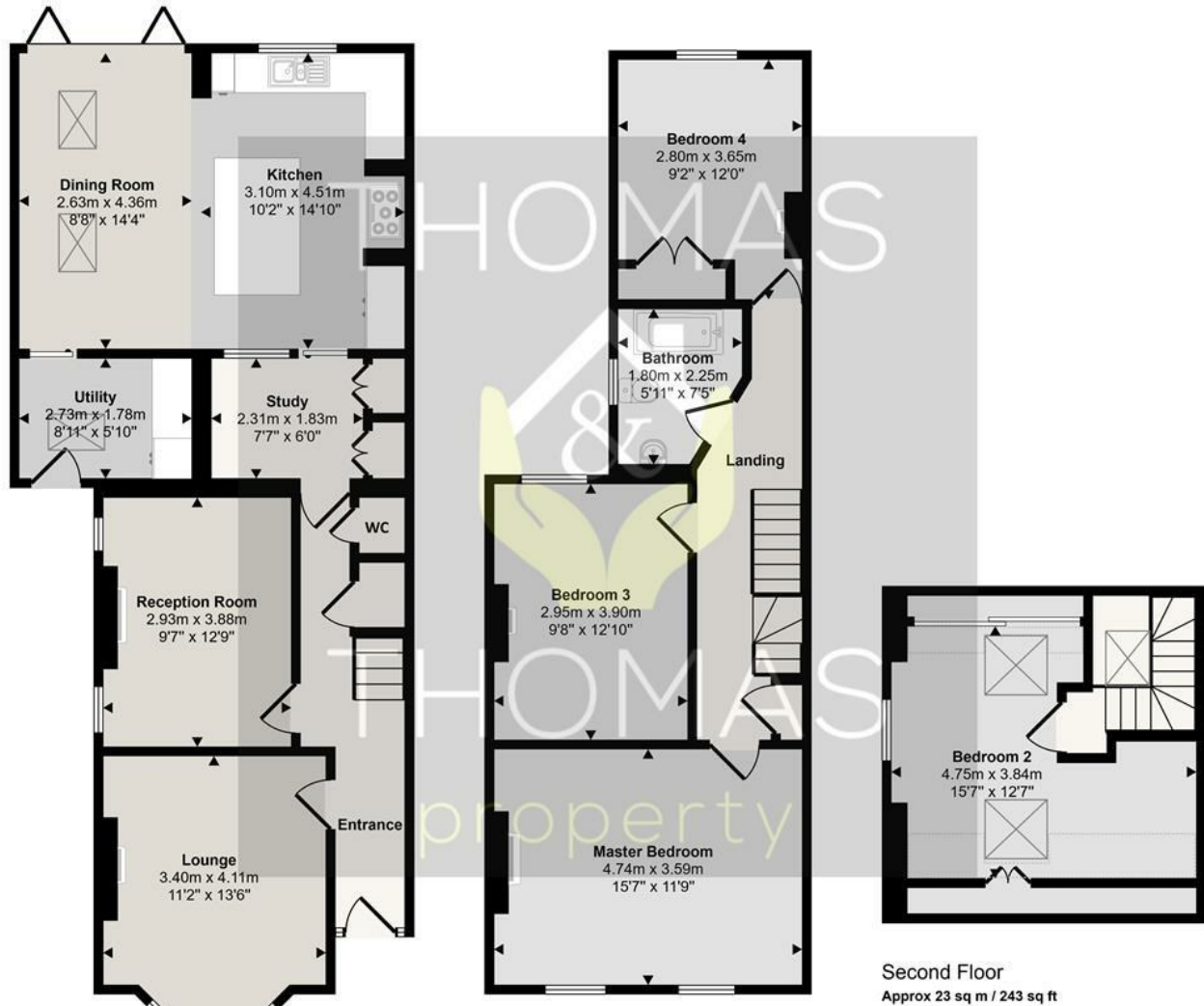
The property features four generously sized double bedrooms, thoughtfully spread across the upper floors. These rooms are serviced by a ground floor cloakroom and a stylish family bathroom, complete with a luxurious roll-top bath, offering a tranquil retreat for unwinding after a long day.

The enclosed mature garden is a true highlight, featuring a gravel patio area and lawn, providing a safe and enjoyable space for children and pets to play throughout the year. Additionally, the large gravel driveway offers ample parking for several vehicles, ensuring convenience for busy family life.

This home is not just a property; it is a sanctuary that combines comfort, style, and practicality, making it an ideal choice for those seeking a family-friendly environment in a desirable location. Don't miss the opportunity to make this charming house your new home.

- Delightful semi-detached house, built in 1908.
 - Four double bedrooms
 - Three reception rooms
- Extended open-plan fitted kitchen diner, which boasts bi-fold doors.
 - Utility & Cloakroom
- Mature gardens & ample driveway parking

Approx Gross Internal Area
150 sq m / 1614 sq ft



Ground Floor
Approx 73 sq m / 788 sq ft

First Floor
Approx 54 sq m / 583 sq ft

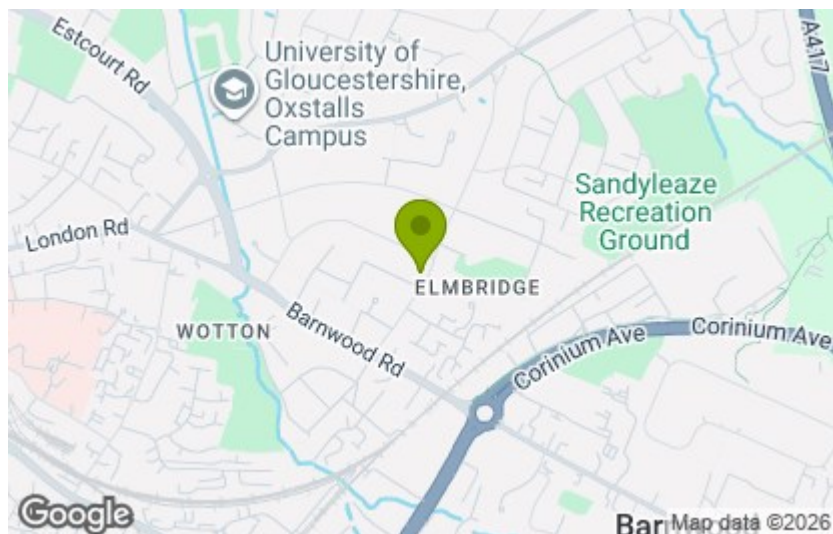
Second Floor
Approx 23 sq m / 243 sq ft

Denotes head height below 1.5m

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

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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