



13 Whitefield Crescent, Gloucester, GL2 9FR

Asking Price £295,000

Whitefield Crescent is a well-presented and inviting home situated in the popular residential area of Longford. This attractive property offers a perfect balance of comfort and practicality, making it ideal for families, first-time buyers, or investors alike.

The home features a bright and spacious living area, designed to create a warm and welcoming atmosphere, alongside a modern, well-equipped kitchen/ dining room with ample storage and workspace. Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining with patio and grass space.

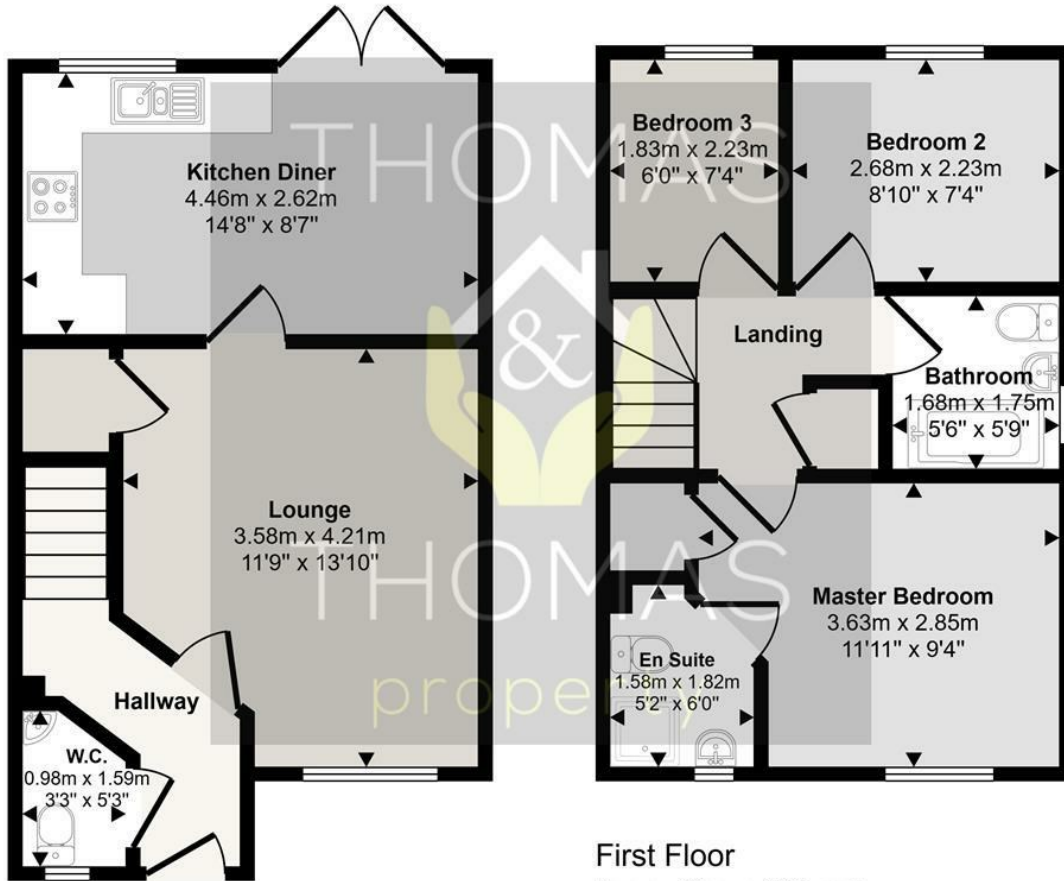
Upstairs you will find three bedrooms, two of which are good sized doubles, and a family bathroom. The main bedroom also benefits from a modern shower room.

Located in a quiet crescent, the property enjoys a peaceful setting while still being close to local amenities, schools, and excellent transport links, offering easy access to Gloucester city centre and surrounding areas. You will also benefit from driveway parking for two cars with an EV charger already in place.

This is a fantastic opportunity to acquire a lovely home in a sought-after location.

- Three bedroom semi detached home
 - Driveway parking for two cars
 - EV charger
 - Kitchen / diner
 - Enclosed garden
 - En suite & family bathroom

Approx Gross Internal Area
67 sq m / 719 sq ft



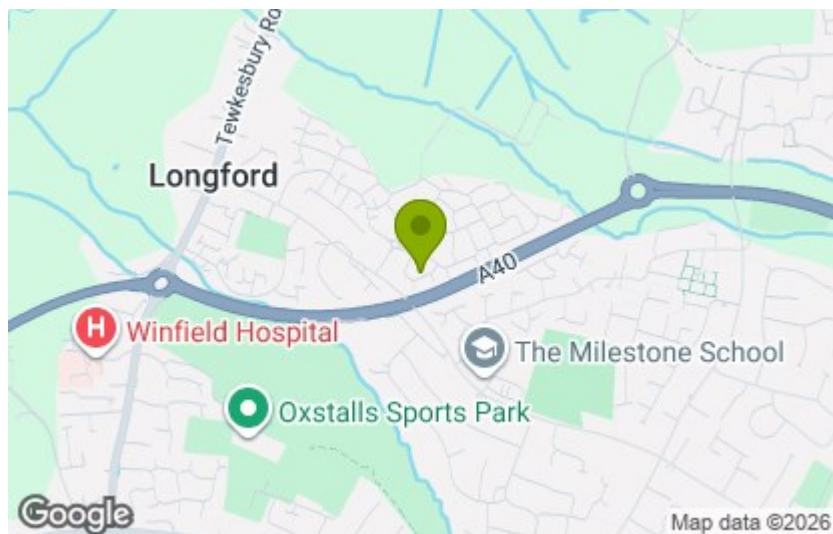
Ground Floor
Approx 34 sq m / 362 sq ft

First Floor
Approx 33 sq m / 357 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 | 95 |
| (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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