



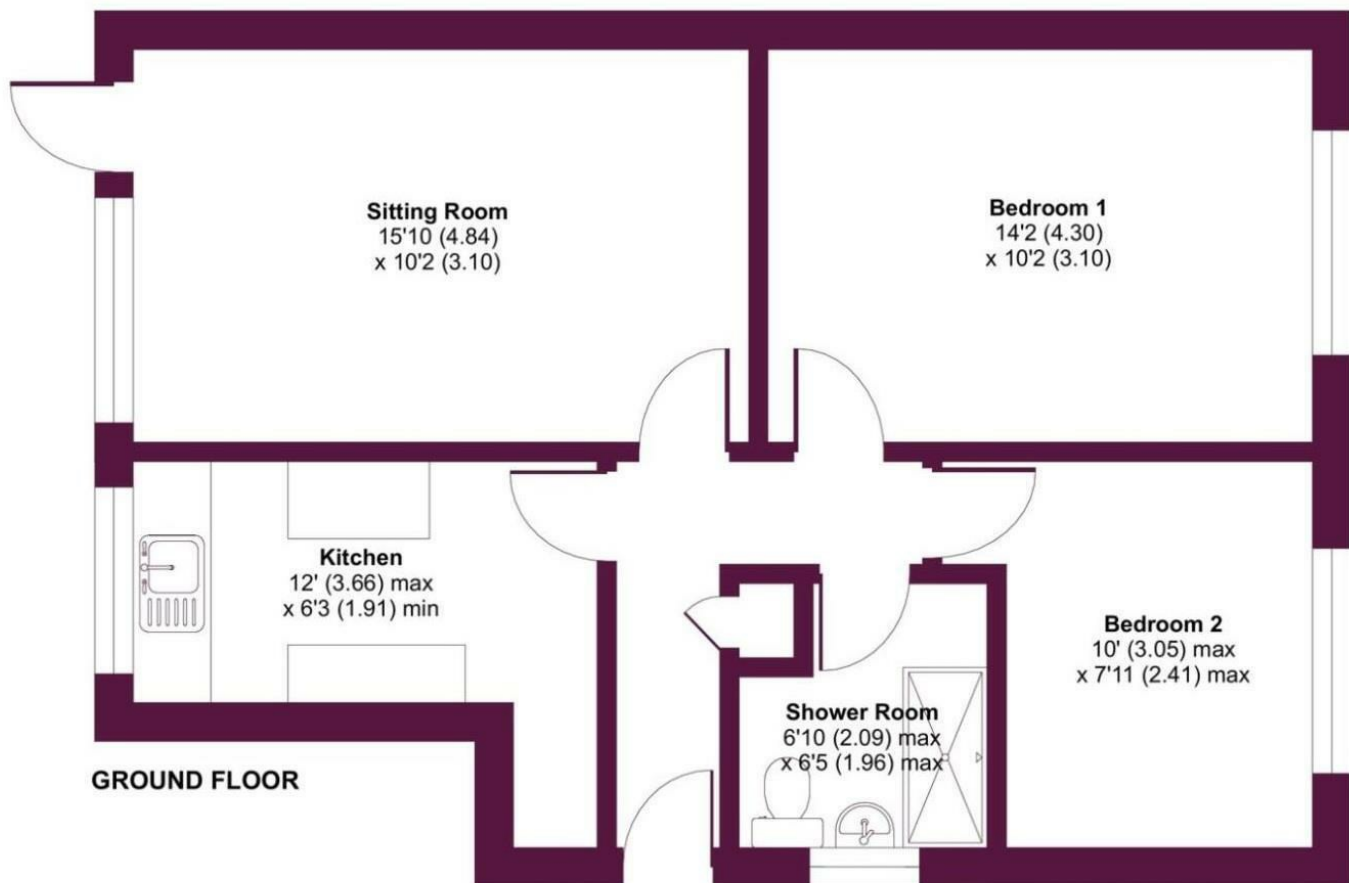
99 Elmbridge Road, Gloucester, GL2 0PG

Asking Price £170,000

A two-bedroom ground floor maisonette offering comfortable and convenient living, complete with its own private garden, garage, and off-street parking. The property benefits from gas central heating and is offered chain free, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated in a popular and well-connected area, the maisonette is conveniently located on a regular bus route, providing easy access to local amenities and transport links. Early viewing is highly recommended to appreciate the space, location, and potential on offer.

- Two Bedroom Maisonette
 - Ground Floor
- Own Private Garden
 - Parking
 - Chain Free
- Gas Central Heating



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	
75	77
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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