



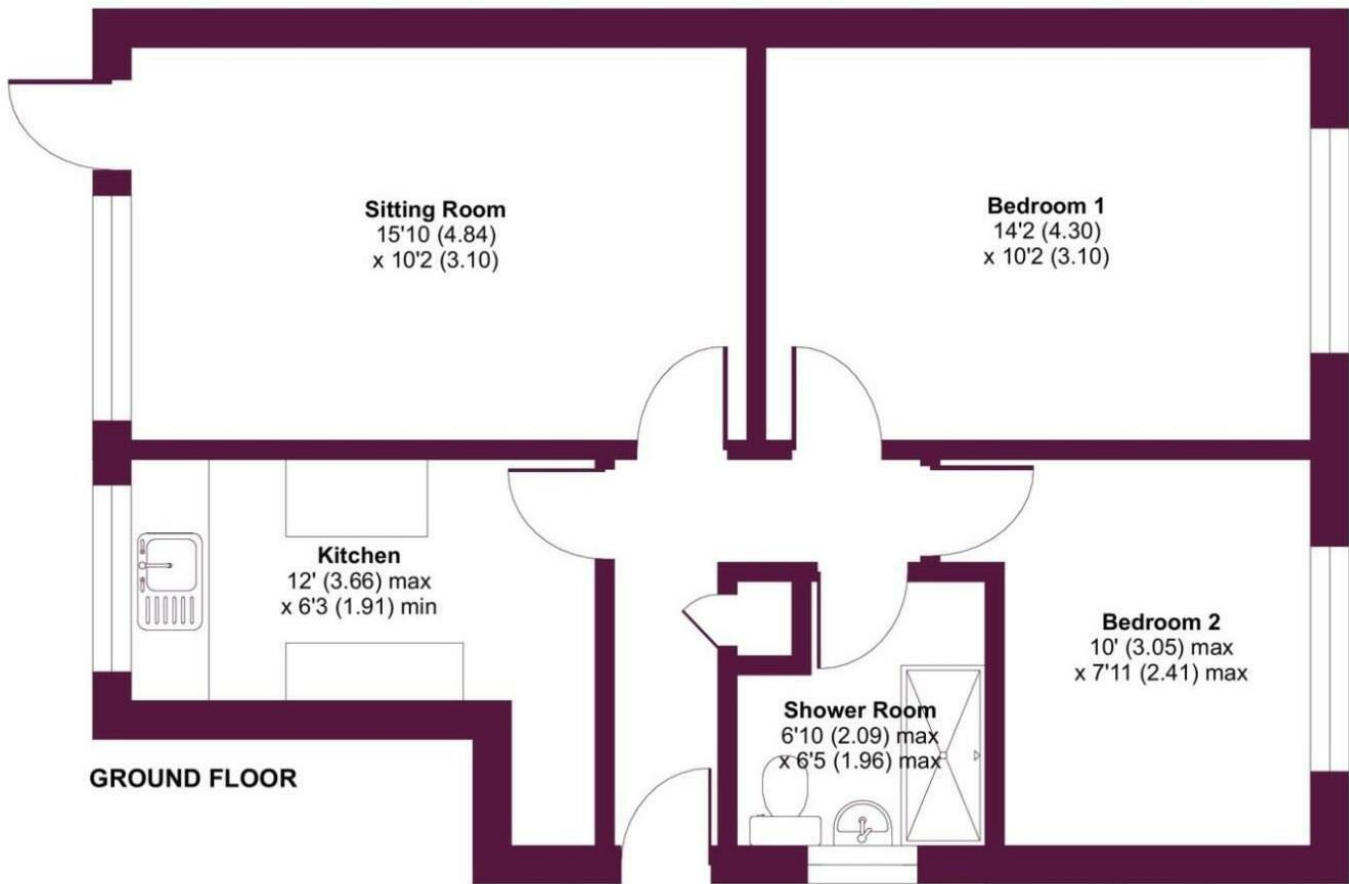
99 Elmbridge Road, Gloucester, GL2 0PG

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 | | | |
| England & Wales | | 75 | 77 |
| | 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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