



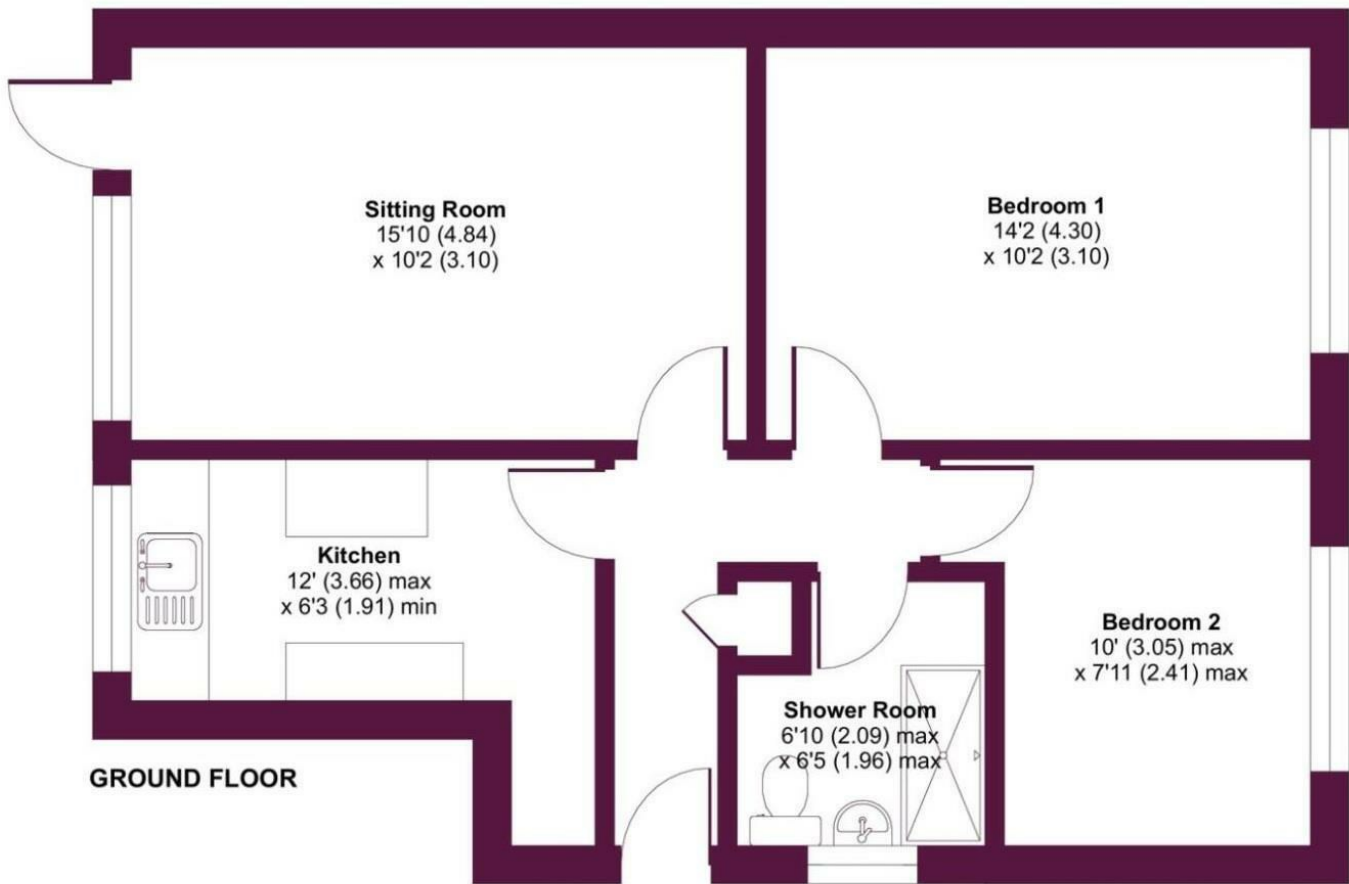
99 Elmbridge Road, Gloucester, GL2 0PG

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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