



70 Deans Way, Gloucester, GL1 2QD

Asking Price £320,000

Thomas and Thomas are pleased to present to the market this lovely family home located in Deans Way, centrally located and offered to the market in very good order.

Briefly comprising of: Entrance hall with original tiles, the first reception room which is currently used as the dining room, benefiting from a bay window and a long burner. There is a second reception room, currently used as the lounge. At the back of the house is the kitchen / breakfast room with ample storage cupboard and room for an american style fridge / freezer. There is also a downstairs cloakroom.

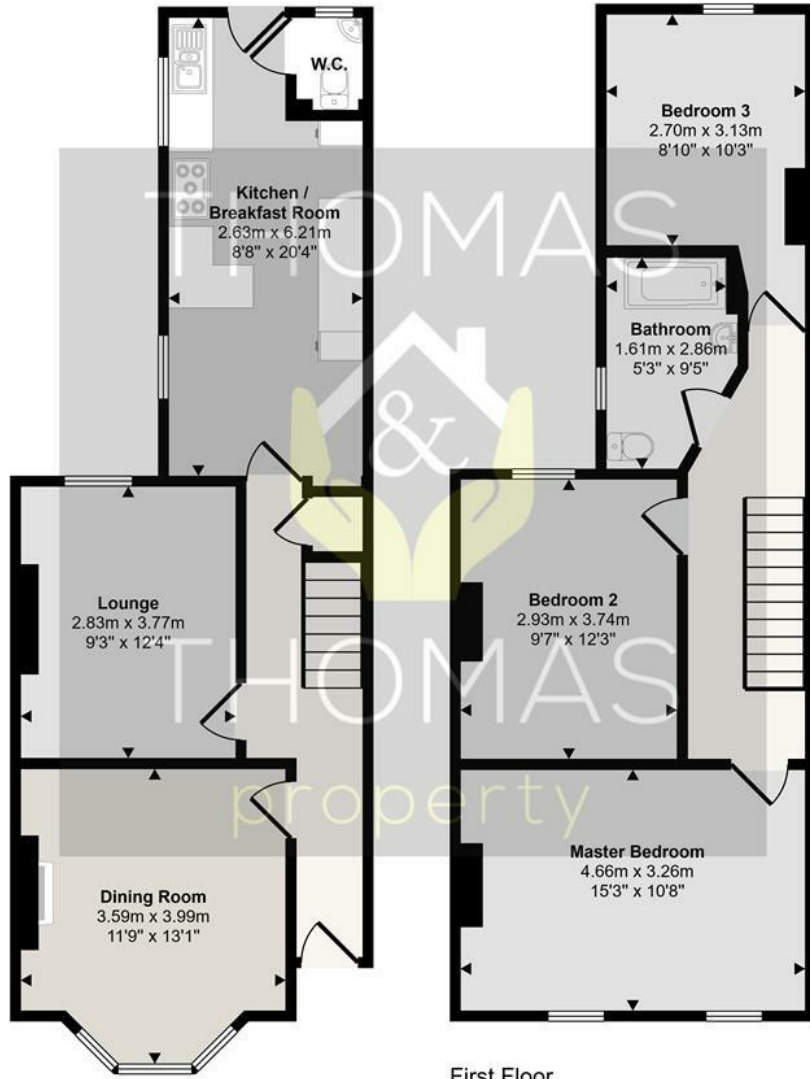
Upstairs you will find three double bedrooms and a modern family bathroom with shower over bath.

Outside is the impressive mature garden, with many established plants and shrubbery. There is a covered patio area and side access to the front of the property. At the bottom of the garden the property also benefits wooden outbuilding currently used as a workshop

On road permit parking is available to the front.

- Three Double Bedrooms
  - Semit Detached
- Large Mature Garden
  - Period Features
- Two Reception Rooms
  - Central Location

Approx Gross Internal Area  
101 sq m / 1089 sq ft



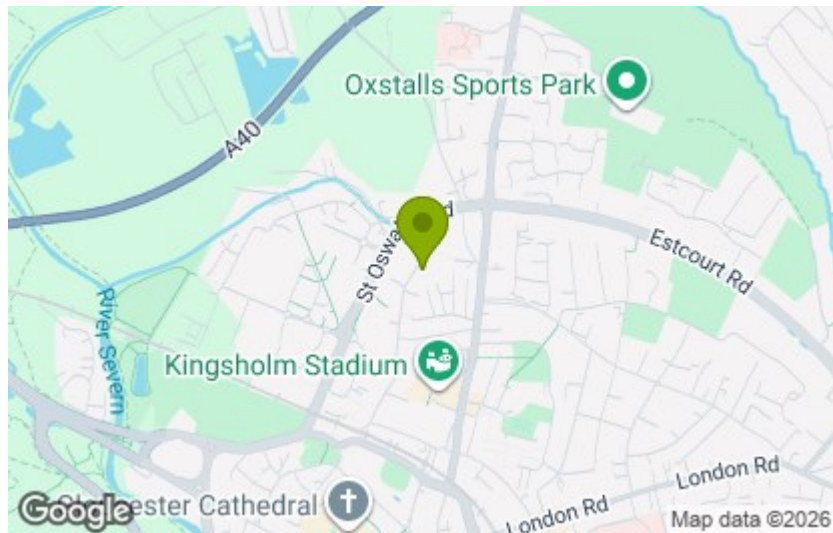
Ground Floor  
Approx 51 sq m / 545 sq ft

First Floor  
Approx 51 sq m / 544 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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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