



69 Wharfdale Way, Gloucester, GL2 4JE

Offers In The Region Of
£240,000

Thomas and Thomas are pleased to be offering this lovely two bedroom house on the Dales Wharf Estate in Hardwicke, Gloucester. The property is a close local amenities, schools, offers good access to the M5 motorway and is just a short stroll from the canal and local family pub. It briefly comprises of: entrance hallway, kitchen with oven, hob and fridge freezer, living room with patio doors to the rear garden and stairs to the first floor, landing with storage cupboard, two double bedrooms, both with built in wardrobes and the second bedroom also has a sink unit, the bathroom is modern fitted and has a shower over bath. The house is warmed via gas central heating, double glazed throughout and benefits from having a low maintenance garden and allocated parking with a single garage

- Two Bedroom
 - Garage
 - Chain Free
- Low Maintenance Garden
 - Allocated Parking
- Close to Local Amenities

Approx Gross Internal Area
54 sq m / 580 sq ft



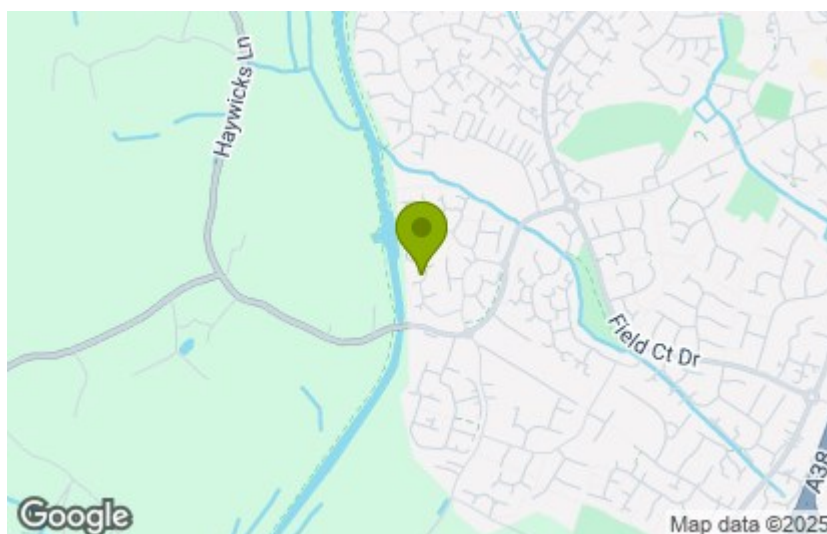
Ground Floor
Approx 27 sq m / 293 sq ft

First Floor
Approx 27 sq m / 287 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			89
(81-91) B			
(69-80) C		73	
(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			77
(81-91) B			
(69-80) C		70	
(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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