



THOMAS



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2 Lime Tree Avenue, Gloucester, GL2 4AU

Offers Over £285,000

Situated in the sought-after village of Hardwicke, Lime Tree Avenue is a well presented home offering spacious, modern living in a peaceful residential setting. Perfectly suited for families or first time buyers. The property is also offered to the market chain free.

The ground floor features a bright and welcoming entrance hall with WC, leading to the first reception room which would be the ideal home office. The kitchen diner is situated on the back of the property with ample cupboard space and additional storage under the stairs.

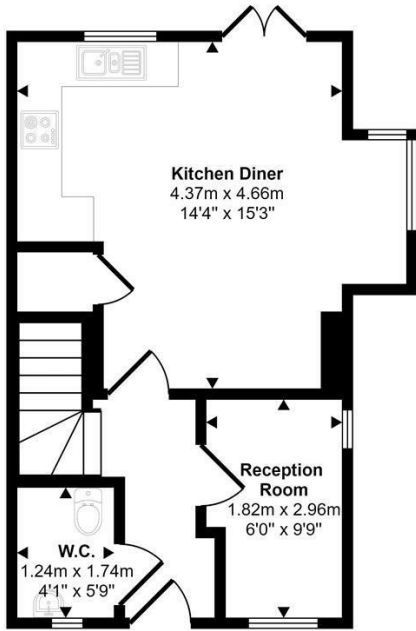
On the first floor is the generous sized lounge with juliet balcony, the modern family bathroom and bedroom three. Carrying on to the top floor you will find two good sized double bedrooms.

Outside is a low maintenance enclosed garden with side access. The property further benefits from two off road parking spaces.

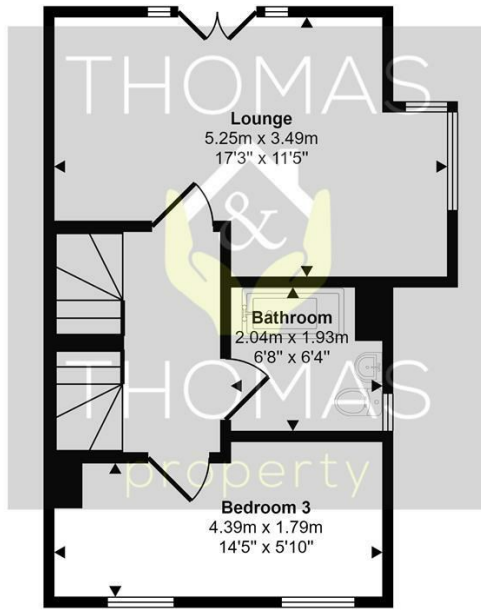
The location offers excellent access to local amenities, schools, and transport links, including convenient routes to Gloucester and the wider Gloucestershire area. Please call today to arrange your viewing.

- Chain Free
- Three Storey Home
- Off Road Parking For Two
- Enclosed Low Maintenance Garden
- Three Good Sized Bedrooms
- Popular Hardwicke Location

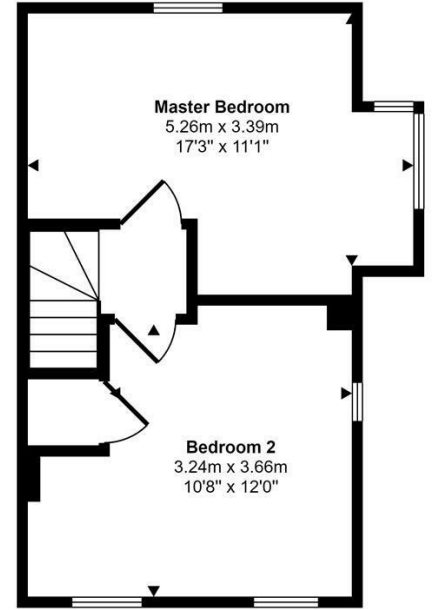
Approx Gross Internal Area  
108 sq m / 1166 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 36 sq m / 391 sq ft



Second Floor  
Approx 37 sq m / 396 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>86</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>73</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>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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