



47 Askwith Road, Gloucester, Gloucestershire, GL4 4SR

£285,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home offers an excellent opportunity for a wide range of buyers, combining comfortable living accommodation with the potential to personalise and create a home tailored to individual tastes. Situated in a convenient and well-connected location, the property is ideally placed for access to local amenities, schools, transport links and everyday facilities.

The ground floor features a welcoming entrance leading into a spacious living/dining room, providing a bright and versatile space for relaxing and entertaining. To the rear, the kitchen offers ample storage and workspace with direct access to the garden, creating a practical layout for modern family living.

Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. The accommodation is presented in good condition throughout, allowing purchasers to move straight in and enjoy the home immediately, while also offering scope for cosmetic improvements or reconfiguration to suit changing needs and lifestyle preferences.

Externally, the property continues to impress with an enclosed rear garden, thoughtfully laid to a combination of patio and lawn, providing an ideal setting for outdoor dining, entertaining and family enjoyment. To the front, there is off-road parking for one vehicle along with the potential to create additional parking, subject to any necessary consents. The home also benefits from a garage, offering useful storage or workshop space.

### Agents Note

Freehold  
EPC Rating: C71  
Gloucester City Council Tax Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.


Flood Risk - Very Low

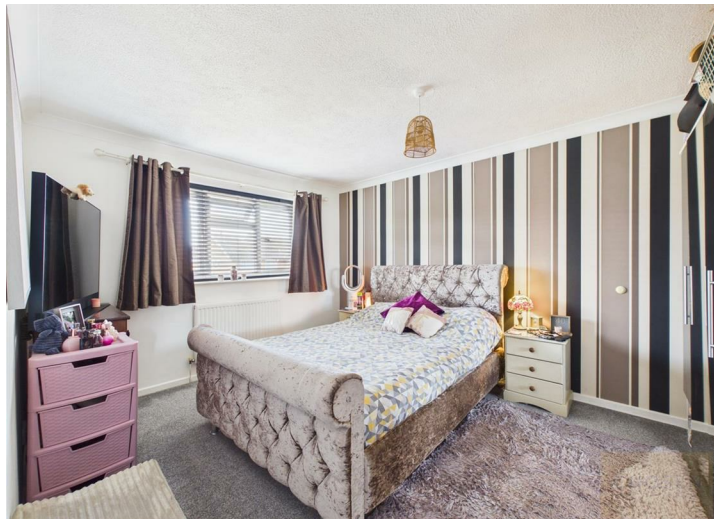
\*There is currently a tenant in situ at the property\*

2 Church Road, Churchdown, Gloucestershire, GL3 2ER  
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Three Bedroom Semi-Setached Home
- Attached Garage
- Convenient Access To Local Schools And Amenities
- EPC - C71
- Spacious Living Room And Separate Kitchen
- Enclosed Rear Garden
- No onward chain
- Council Tax Band - B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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	





Approximate total area<sup>(1)</sup>  
877 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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