



30A Weston Road, Gloucester, GL1 5AU

Asking Price £269,500

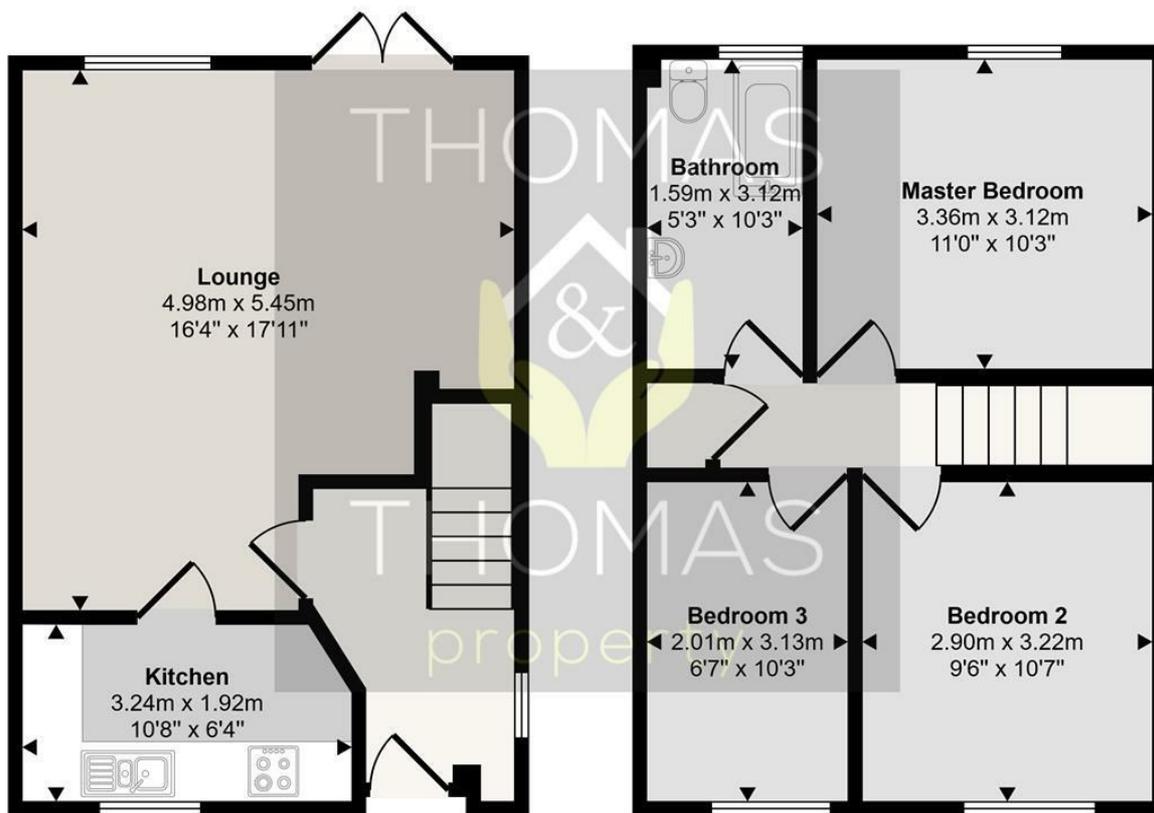
Weston Road is located on the outskirts of Gloucester City Centre within a short walk to Gloucester Quays, The Docks and other amenities to include Primark School and shops.

The accommodation briefly comprises, an entrance hall, kitchen and open plan lounge/dining room which looks out onto the well maintained private garden with patio area. Upstairs are three very spacious bedrooms and a bathroom.

The property also benefits from gated side access and a driveway with a garage which is a rarity for a property based in a such a central location

- Off Road Parking
 - Garage
- Three Bedrooms
- Spacious Living Room
- Generous Enclosed Garden
- Walking Distance To Amenities

Approx Gross Internal Area
74 sq m / 800 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft

First Floor
Approx 38 sq m / 407 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	84
	55
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	
(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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