



1 Meadvale Close, Gloucester, GL2 9AU

Asking Price £300,000

Offered to the market chain free, this charming semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,025 square feet, this extended family residence is set on a generous corner plot, providing ample outdoor space while ensuring easy access to local amenities and the vibrant city centre.

Upon entering, you are greeted by a bright and airy open-plan kitchen diner, complete with a breakfast bar, perfect for enjoying your morning coffee beneath the elegant vaulted ceiling. This inviting space is ideal for both casual dining and entertaining guests. The large living room, with its double aspect windows, is bathed in natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in.

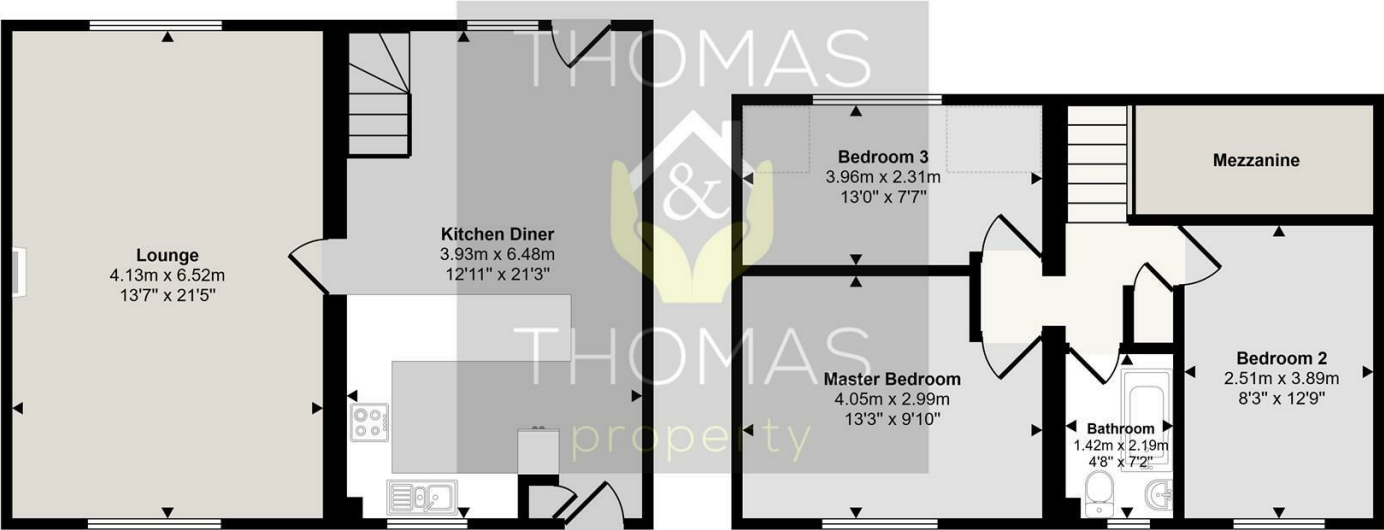
The property boasts three well-proportioned double bedrooms, each designed to offer comfort and tranquillity. These rooms are serviced by a modern bathroom featuring a convenient shower over the bath, catering to the needs of a busy family.

Outside, the enclosed garden is laid to lawn, providing a safe and enjoyable space for children to play or for hosting summer barbecues with the added benefit of side access for convenience.

This delightful home in Longford is perfect for those looking to settle in a friendly community while enjoying the benefits of modern living. With its spacious interiors and convenient location, it is a must-see for prospective buyers.

- Extended family home offered **CHAIN FREE**
 - Corner plot
- Through fitted kitchen diner with vaulted ceilings
 - 21 Ft through lounge
 - Three double bedrooms
- Enclosed garden & driveway

Approx Gross Internal Area
95 sq m / 1025 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft

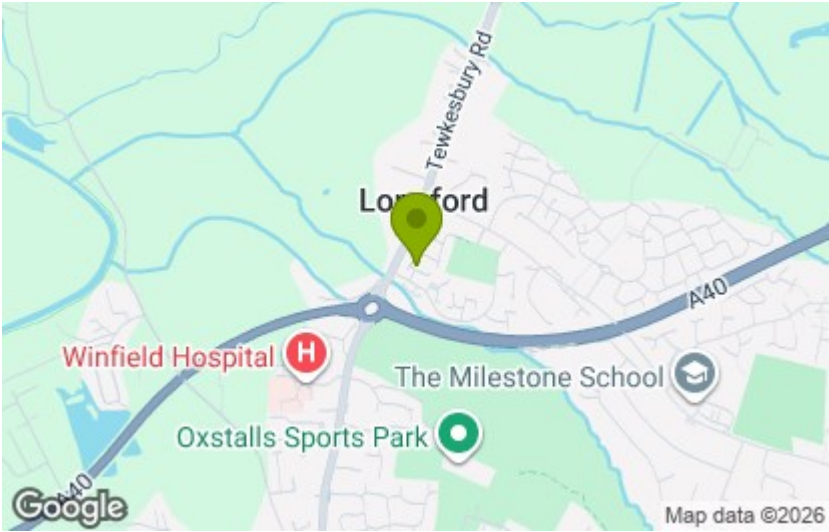
First Floor
Approx 41 sq m / 438 sq ft

Denotes head height below 1.5m

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		82
(81-91) B		
(69-80) C		70
(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		
(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		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.