



## 69 Wharfdale Way, Gloucester, GL2 4JE

Asking Price £220,000

Situated in a peaceful cul-de-sac and enjoying a sought-after position adjacent to the picturesque Sharpness Canal, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features bright and well-proportioned accommodation throughout, with a welcoming living space, a well-appointed kitchen, and two comfortable bedrooms. Outside, the generous rear garden provides an ideal setting for relaxing, entertaining, or enjoying outdoor family life.

Further benefits include a garage, allocated parking, and the unique advantage of having the beautiful canal towpath just moments away, perfect for scenic walks, cycling, and enjoying the surrounding wildlife.

Combining a tranquil setting with practical amenities, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

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



Approx Gross Internal Area  
54 sq m / 580 sq ft



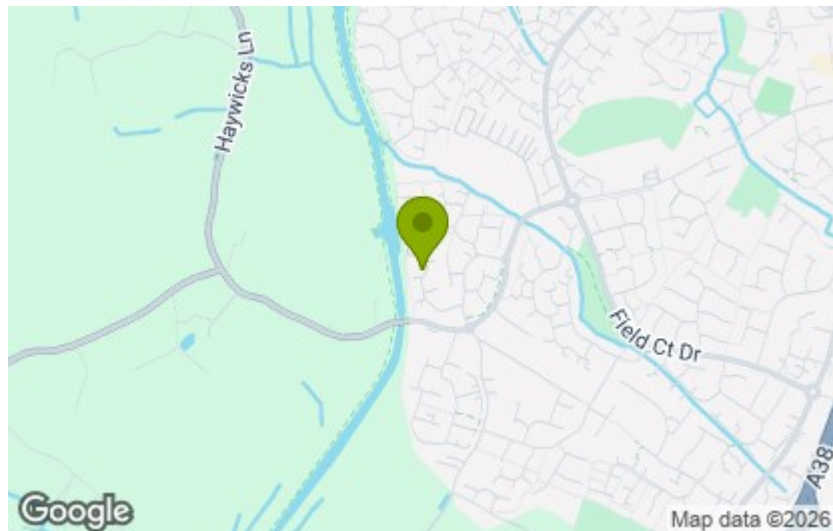
Ground Floor  
Approx 27 sq m / 293 sq ft

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                                   |         |           |
| (55-68) D                                   | 73      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 77        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 70      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.