



## 26 Meadvale Close, Gloucester, GL2 9AU

Asking Price £175,000

Nestled in the desirable area of Meadvale Close, Longford, this charming mid-terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built between 1980 and 1989, the property boasts a modern fitted kitchen that overlooks a peaceful cul-de-sac, making it an ideal space for culinary enthusiasts.

As you enter, by a tastefully decorated and spacious living room, which is perfect for relaxation or entertaining guests. The room features double glazed patio doors that provide a seamless transition to the garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

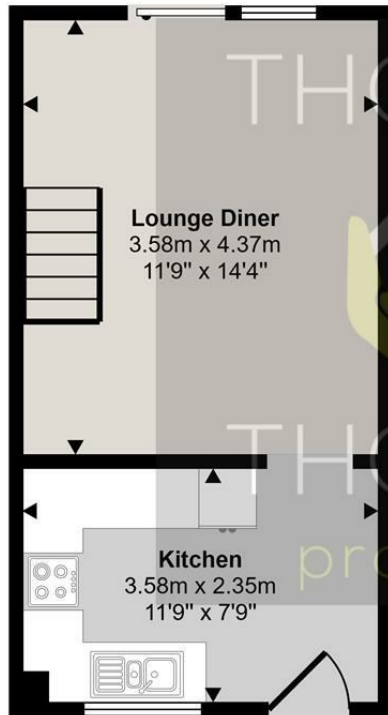
The property comprises one well-proportioned double bedroom, complete with built-in wardrobe that cater to your storage needs, ensuring that the space remains uncluttered and inviting. The bathroom is conveniently located, adding to the practicality of this delightful home.

For those with a vehicle, the block-paved driveway in front of the house offers easy parking, enhancing the convenience of everyday living. With its excellent commuter access, this property is perfectly situated for those who travel for work or leisure.

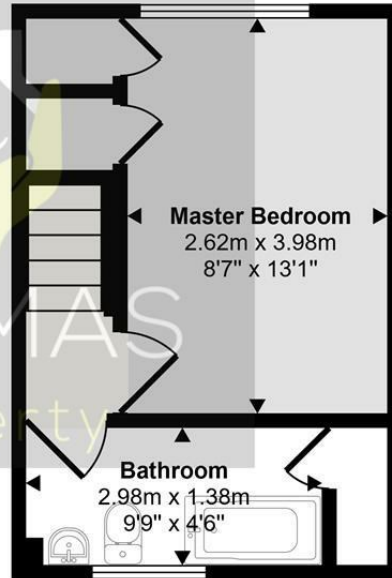
In summary, this smart mid-terraced house in Longford is a wonderful starter home that combines modern living with comfort and accessibility. It is a must-see for anyone looking to establish themselves in a vibrant community.

- Charming mid-terraced tastefully decorated home presented in excellent order
- Modern fitted kitchen that overlooks a peaceful cul-de-sac
- Tastefully decorated and spacious living room, which is perfect for relaxation or entertaining guests
- One well-proportioned double bedroom, complete with built-in wardrobe that cater to your storage needs
- Block-paved driveway in front of the house offers easy parking
- Low maintenance enclosed garden with rear access

Approx Gross Internal Area  
45 sq m / 480 sq ft



Ground Floor  
Approx 25 sq m / 264 sq ft

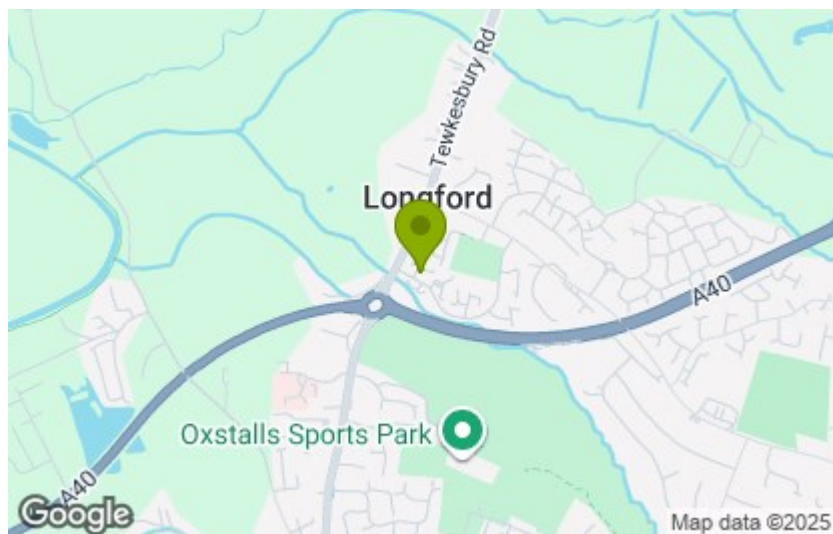


First Floor  
Approx 20 sq m / 216 sq ft

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			90
(81-91) B			
(69-80) C			71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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