



70 Chestnut Road., Gloucester, GL3 4FW

Asking Price £280,000

Three-Bedroom Family Home in Modern Estate

This well-presented three-bedroom family home is located within a modern and sought-after estate, ideally positioned close to a local primary school, making it perfect for families.

The property offers a spacious and practical layout, featuring a bright living area, a well-equipped kitchen, and the added convenience of a downstairs WC. Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite, along with a family bathroom.

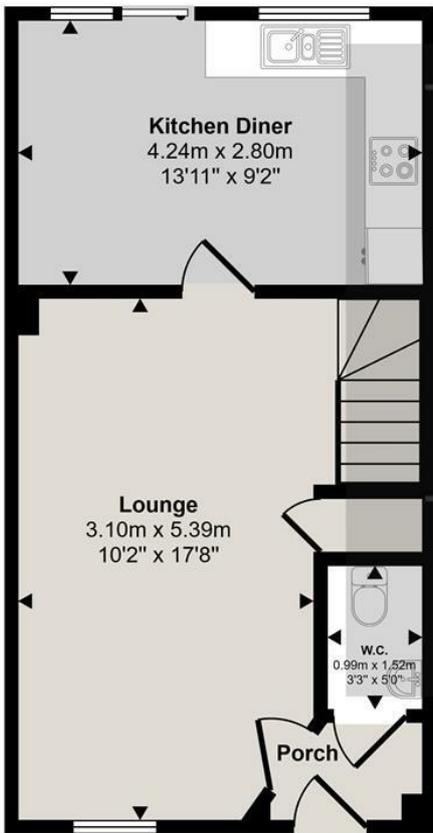
A key highlight of the home is the partially converted garage, which now provides a useful home office alongside valuable storage space, ideal for remote working. The property also benefits from off-road parking.

Situated close to local amenities, schools, and transport links, this home combines comfort, space, and a family-friendly location.

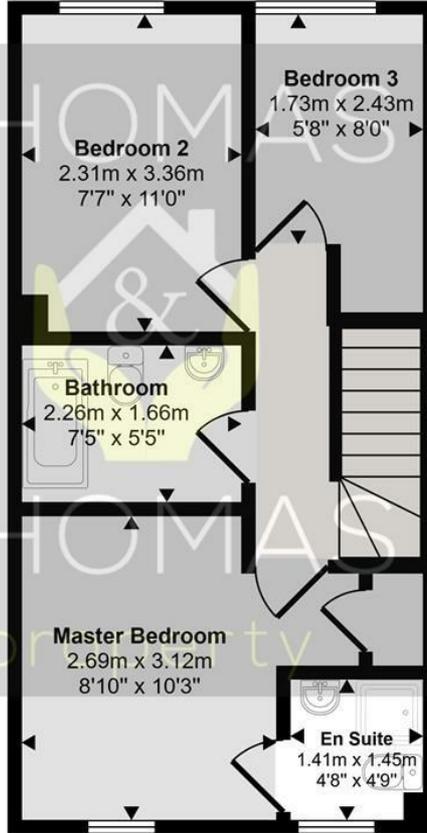
Early viewing is highly recommended.

- Three Bedrooms
  - En-Suite
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- Additional Office Space
- Garage With Parking

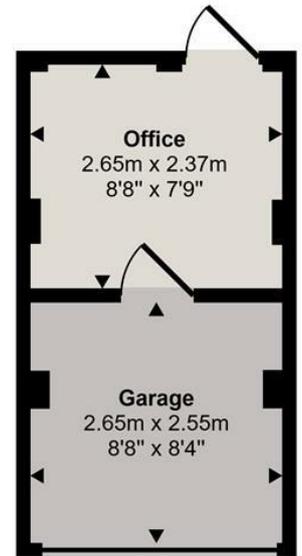
Approx Gross Internal Area  
85 sq m / 914 sq ft



**Ground Floor**  
Approx 36 sq m / 388 sq ft



**First Floor**  
Approx 35 sq m / 382 sq ft



**Outbuilding**  
Approx 13 sq m / 145 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
79	83
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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