



## 2 Porthill Close, Gloucester, GL2 9GW

Asking Price £350,000

### Immaculately Presented Three-Bedroom Semi-Detached Family Home

An exceptional opportunity to acquire this immaculate three-bedroom detached family home, ideally positioned within a modern and highly desirable residential development. Beautifully maintained and presented to an excellent standard throughout, this impressive property offers spacious, contemporary accommodation perfectly suited to modern family living.

Upon entering, you are welcomed into a bright and inviting home with a well-planned layout that provides both comfort and versatility. The heart of the property is the superb kitchen/diner, creating a sociable and practical space for everyday family life, entertaining guests and enjoying meals together. The modern kitchen offers a stylish and functional environment, while the dining area provides plenty of room for a family dining table.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite, providing an added touch of comfort and convenience. The remaining bedrooms offer excellent flexibility and could be utilised as children's bedrooms, guest accommodation or a home office, depending on individual requirements.

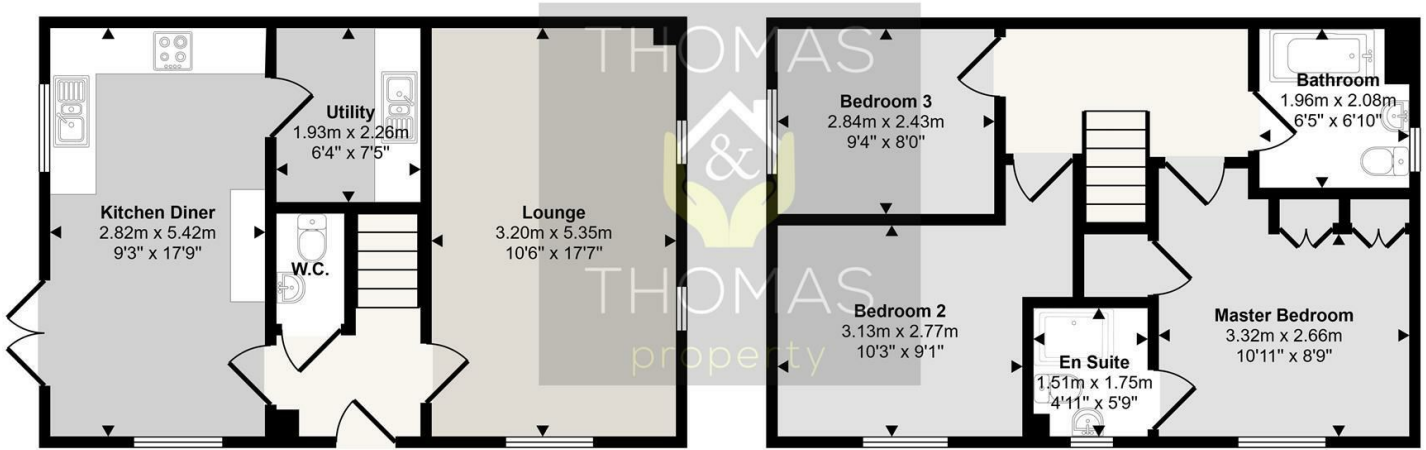
Externally, the property continues to impress with a well-maintained rear garden, offering a pleasant outdoor space for relaxing, entertaining and family enjoyment. The property also benefits from a garage and a private driveway providing parking for two vehicles.

- Three bedrooms
  - Detached
  - Garage
- Driveway parking
- Immaculate condition

- Close proximity to open recreational space



Approx Gross Internal Area  
89 sq m / 954 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>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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 |                         |           |
| 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) <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 |                         |           |
| 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.

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