



Nightingale Close, Gloucester, Gloucestershire, GL2 4EB
£247,500

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REF - NE0738

An ideal home for first time buyers, built by David Wilson to the Wilford design this semi detached home offers a modern ground floor layout with a kitchen to the front of the property and an open plan lounge with dining space to the rear. French doors lead from the lounge to the rear garden, allowing for the outside and inside to flow simultaneously. There is a modern kitchen with integrated appliances and a downstairs cloakroom off the entrance hall which also has an under stairs storage cupboard.

The first floor offers 2 bedrooms, the main having built in wardrobes and a modern bathroom.

It also has the added benefit of 2 driveway parking spaces, gas central heating, double glazing a very good EPC rating, gated side access to the rear garden and set in a great location with easy access to the M5 in both directions.

Offered for sale with NO ONWARD CHAIN

- REF: NE0738
- 2 bed Semi Detached
- Lounge / Diner
- Kitchen With Integrated Appliances
- Off Road Parking For 2 Cars
- Remainder of NHBC Gaurentee



Floor Area: sq. ft.

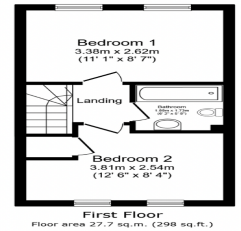
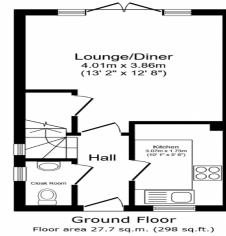
Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(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	

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Total floor area: 55.4 sq.m. (596 sq.ft.)
These floor plans are for information purposes only. All measurements are approximate. Floor areas (excluding any total floor area), roomings and orientations are approximate. It is advised that you obtain a professional valuation for the property before any purchase. The liability is taken for any error, omission or misstatement. It is advised that you obtain a professional valuation for the property before any purchase. © 2023 Niki Ellis. All rights reserved.