



## 98 Henry Road, Gloucester, GL1 3DX

Asking Price £365,000

Located on the charming Henry Road in Gloucester, this delightful semi-detached house offers a perfect blend of comfort and convenience, with some of the original features throughout the property. Spanning an impressive 1,744 square feet, the property boasts two spacious reception rooms, three well-proportioned bedrooms and a large garage with driveway parking.

Comprising of: Entrance hall with original tiles leading into the cosy lounge with bay window. There is an additional reception room which makes an impressive dining room, with ample room for a large table, perfect for the family. The kitchen has ample cupboard space and also benefits from a separate utility room with WC.

The outdoor space is equally appealing, with a lovely garden that provides a serene retreat for gardening enthusiasts or a safe play area for children. The garage can be accessed via the garden, with ample storage space.

On the first floor there are two double bedrooms and sizeable family bathroom with separate walk in shower and bath. The attic space has been converted to create a large third bedroom with velux windows on both sides allowing plenty of light.

Henry Road is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This semi-detached house is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this charming property your new home.

- Chain Free
- Three Bedrooms
- Two Reception Rooms
- Sizeable Garden
- Garage and Off Road Parking
- Original Features Throughout



Denotes head height below 1.5m

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		
(81-91) B		
(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	

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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